



# Chico College Apartments

## LEASE ADDENDUM    PET AGREEMENT

1. The tenant(s) of: \_\_\_\_\_, Chico agrees to pay for any damages that the dog/cat causes on or in the lease premises even if the damages exceed the deposit. Also, the tenant(s) will be responsible for pest extermination at the end of the lease contract, as well as, routine flea sprays as they become necessary. (all tenants initials: \_\_\_\_\_)

2. In the event owner receives any complaints about the dog or cat from other tenants or neighbors, owner or owners agent shall deliver written notice to tenants informing them of such complaints and within two (2) weeks of receipt of such notice tenants shall remove the dog or cat from the leased premise and shall thereafter be prohibited from having any pets on or in the lease premise. (all tenants initials : \_\_\_\_\_)

3. The owner and property manager will not be held liable for any damage, physical or otherwise, the pet may do to other tenants or its visitors on the property. (all tenants initials : \_\_\_\_\_)

4. Tenants agree to pay an additional \$ 250.00 Pet Deposit (per applicable pet) for a total Security Deposit of \$ \_\_\_\_\_ (in order to protect the owner from any damages the pet causes). And an additional monthly rent increase of \$ \_\_\_\_\_. **It is also understood that the full deposit amount can be used toward pet damage, and that if damages exceed total deposit, tenants agree to pay for that damage.** (all tenants initials: \_\_\_\_\_)

5. **Tenants must have a UV Light testing prior to bringing in the pet, at tenants expense, and a copy of the receipt and report given to CCA. Tenants agree to pay an additional \$ as billed that will be taken out of the deposit (non-refundable) for UV Light testing (test for urine and feces), which will be conducted in the apartment when tenants move out. The tenants understand that if urine is found anywhere in the carpet or laminate flooring, the tenants are responsible for the total cost of replacement including labor, in the leased premises. In addition to any other damages that may have occurred from the pet.** (all tenants initials: \_\_\_\_\_)

6. Residents have provided the owner with a written statement from all other residing tenants giving their permission for the pet to reside at the appropriate address. **Residents understand that they are all collectively liable for any damages that may occur from the pet.** (all tenants initials: \_\_\_\_\_)

7. \* Residents wish to disburse all remaining pet deposit in the following manner: (circle & initial option)

A) Disburse the remaining balance of the pet deposit equally among all Residents. (all tenants initials: \_\_\_\_\_)

B) Disburse all balance of pet deposit to: \_\_\_\_\_ Full address: \_\_\_\_\_ (all tenants initials: \_\_\_\_\_)

*\*YOU CAN FILL THIS PART OUT AT MOVE OUT TIME FOR FORWARDING ADDRESS*

*By signing this document I hereby agree to the terms listed above, I understand that all terms and conditions of the lease-rental agreement shall remain in full force and effect, including, but not limited to all sections*

Agent \_\_\_\_\_ Date \_\_\_\_\_

Residents \_\_\_\_\_ Residents \_\_\_\_\_

Residents \_\_\_\_\_ Residents \_\_\_\_\_

Residents \_\_\_\_\_