

Animal Addendum

This Animal Addendum ("Addendum") is attached to and forms a part of the lease agreement, dated this, _____ day of _____, 20_____, between Armadillo Property Management Inc., Agent for the Owner and _____ Resident(s).

Located at _____

The Lease covering the above referenced rental Premises provides that no animals are permitted on or about the Premises without Landlord's prior written consent.

No visiting pets allowed. Residents are hereby permitted to have only the following described Animals, subject to the terms and conditions of this Animal Addendum:

The following to be completed by Resident:

Owner: _____ Animal #1 is a male female, dog cat, which is _____ years of age, and weighs _____ pounds, named _____ and breed _____

Owner: _____ Animal #1 is a male female, dog cat, which is _____ years of age, and weighs _____ pounds, named _____ and breed _____

1. All dogs and cats must wear vaccination tags attached to a collar that is worn at all times. The Resident will maintain a valid rabies vaccination certificate issued by a licensed veterinarian. It must include the animal's name, description, age, date and type of vaccination. All animals must be on a leash and under control of a mature and responsible individual. Dogs and cats may not be tethered or left unattended at any time. The Resident agrees to clean and properly dispose of all animal waste on a weekly basis and prevent any odors or breach of quiet enjoyment.

2. No Animals in violation of local or state law are allowed. No Animals in violation of insurance carrier restrictions are allowed. The Resident cannot maintain exotic animals or livestock in or around the home, grounds or community property. Animals not permitted on the premises and considered vicious are Pit Bull (also known as Staffordshire Terriers), Chow, Doberman, Shar-pei, Rottweiler, German Shepherd, Akita, or any mix of the above breeds, as well as other dogs known to have vicious tendencies or to have bitten anyone. No dogs with a history of aggression are permitted.

Ferrets are not permitted. Any reptiles, birds and rabbits must be caged.

3. The breeding of privately-owned Animals is prohibited. Cats and dogs must be spayed or neutered. Resident(s) agree to comply with all applicable governmental laws and regulations.

4. Any damage to the leased premises caused by your Animal must be immediately repaired, cleaned and/or replaced at the Resident's expense (including but not limited to stained carpets, broken window/shades or blinds, and scratched and chewed cabinetry). The Landlord reserves the right to inspect the home and will provide 24 hours' notice in writing if such inspection is deemed necessary or practicable. No advanced notice is required when Management is inspecting for compliance with Lease or as part of eviction proceedings.

5. Reports of excessive Animal noise or aggression, smells, odors or other breach of quiet enjoyment will be grounds for the Landlord's withdrawal of permission, after which the Resident will have to remove the Animal from the premises immediately and permanently. Failure to do so is grounds for eviction. Resident is solely responsible for the entire amount of any injury to any person or property caused by the Animal, and shall indemnify Landlord for all damages, including but not limited to any costs or attorney's fees resulting from such incidents and/or resulting dispute and/or litigation.

6. If the Resident violates any part of this Addendum, the Resident shall be in default of the lease. In the event of a default, the Landlord may initiate legal proceedings in accordance with local and state regulations to evict or have the Animal and/or Resident removed from the leased Premises as well as seek judgment against the Resident for any monies owed to the Landlord as a result of the Resident's default.

7. If the yard is fenced Armadillo Property Management does not guarantee that it will contain the animal.

8. Additional Provisions: _____

I have read, understand and agree to comply with all covenants of this agreement.

_____ Resident	_____ Date	_____ Armadillo Property Management, Inc. Agent for the Owner	_____ Date
_____ Resident	_____ Date		
_____ Resident	_____ Date		

This form has not been approved by the Colorado Real Estate Commission. It was prepared by Tschetter Sulzer PC, legal counsel for Beverly Ann Perina, Broker/Owner of Armadillo Property Management. It may not be altered other than by completing any blank spaces.