

# PET ADDENDUM

(Addendum to Fixed Term Lease)

The Lease provides that without Landlord's prior written consent, no pets shall be allowed in or about the Premises . Landlord agrees to waive the prohibition pertaining to pets, provided that Tenant(s) agrees to comply with all pet policies established by Landlord now or in the future, including the following provisions:

1. Additional rent of **\$35.00** will be due each month the Tenant(s) keeps a pet on the Premises.
2. A **\$500.00** additional deposit will be deposited with Landlord before Tenant(s) acquires a pet. The cost of repairing damages to, but not limited to, the Premises, fixtures and furnishings, resulting directly or indirectly from the pet, will be deducted from the refundable portion of the pet deposit. In the event damages exceed the pet deposit and/or security deposit. Tenant(s) hereby agrees to make complete restitution.
3. It is understood that Tenant(s) agrees to comply with all rules and regulations pertaining to pets. These rules include the following:
  - Immediately clean-up any soil or mess created by the pet, either indoors or outdoors.
  - All pets shall be attended and on a leash or fenced when outdoors at all times. Pets shall not be left unattended inside for longer than one working day at a time.
  - Comply with all City and/or County ordinances regarding pets including but not limited to licensing, vaccinations and leash laws. Landlord may require proof of compliance at any time.
  - Food for all pets shall not be located or stored outside the dwelling unit.
  - The clubhouse, swimming pool areas, tennis courts, fitness room and laundry areas are off limits to pets at all times.
  - Periodic inspection of Premises will be made to determine the condition of the Premises with regards to the pet.
  - In the event that pet moves from the apartment community or becomes deceased, Tenant(s) shall not replace pet without consent from Landlord.
  - This Pet Addendum only pertains to the pet listed herein as approved by Landlord.
  - Tenant(s) shall prevent fleas or other infestation of the Premises or other property of Landlord and may be help liable for costs associated with any necessary remediation.
  - Tenant(s) shall not permit and represents that pet will not cause damage, discomfort, annoyance, nuisance or in any way inconvenience or cause complaints from any other resident, guest or the public. Tenant(s) must provide and maintain an appropriate litter box, if applicable.
  - In the event that Landlord/Agent, contractors or maintenance personnel need to access the Premises Tenant(s) shall confine the pet in the following manner:
    - put in a kennel/crate     removed from premises     not applicable     other: \_\_\_\_\_
4. It is also understood that the Tenant(s) will keep only the pet, described as (name/breed/color), and that the pet is mature, housebroken and obedience trained. It is also understood that the size of the pet shall not exceed **15** pounds while living in the Premises, and if the Landlord allows dogs, it is not of any of the breeds commonly considered a Pit Bull, Rottweiler or Doberman.
5. Tenant(s) agrees to defend, indemnify and hold harmless Landlord and property manager from any and all personal liability and/or property damage or costs arising either directly or indirectly from the keeping of the pet on the Premises. Proof of a renter's insurance policy covering the liability of the pet is required.
6. Permission to keep the pet on the Premises is provisional and may be revoked at any time upon 30 days advance written notice or immediately if Tenant(s) fails to comply with the rules and regulations herein. Upon receipt of 3 Day Notice to Perform or Quit, Tenant(s) agrees to either cure any specified violations, remove the pet or vacate the Premises within 72 hours.
7. Tenant(s) understands that if the pet dies or is no longer on the Premises that the pet deposit will not be refunded until the Tenant(s) vacates the unit.
8. If the pet bites someone, or exhibits other vicious behavior, Tenant(s) agrees to remove said pet immediately or it shall be considered a violation of the Lease.

The undersigned Tenant(s) acknowledge(s) having read, understood and agreed to the foregoing.



**Signed by Yanxin Lu**

Wed Nov 18 2020 03:01:54 PM PST  
Key: 194B3971; IP Address: 163.114.132.3

Yanxin Lu (Tenant)

Date



**Signed by Xuewei Jiang**

Wed Nov 18 2020 02:45:11 PM PST  
Key: 2FD8ABDB; IP Address: 76.174.188.221

Xuewei Jiang (Tenant)

Date



**Signed by Eduardo Garcia**

Wed Nov 25 2020 12:55:43 PM PST  
Key: E1CB760D; IP Address: 45.50.166.224

(Landlord/Landlord's Agent)

Date

