

Joseph Rafferty Property Management
 5948 Ensign Ave.
 Garden City, Idaho 83714
 Voice: 208-649-4776
 Email: Joseph@JRPMBBoise.com

Pet and Support Animal Addendum

The following are additional terms and conditions to the Rent / Lease Agreement (RLA) dated _____,
 for PROPERTY located at _____.

TENANT(s) shall not have any mammals, reptiles, birds, fish, rodents or insects or pet of any nature on or about the PROPERTY with the exception of:

Type of Pet	Breed	Age	Weight	Sex	Name

This also includes animals, birds or pets of any nature of any guests, relatives, or invited parties to the PROPERTY. There shall be no baby-sitting or care taking of any other animals, birds, or pets of any nature. Feeding stray or unauthorized pets is prohibited.

1. TENANT(s) agree to keep said pet, or support or companion animal under control at all times and obey all city ordinances related to the keeping of pets , or support or companion animal as well as any and all condominium and/or subdivision rules which may apply.
2. TENANT(s) agree JRPM shall have the right to procure cleaning and deodorization at TENANT(s) expense and TENANT(s) agree that the resulting charges may be deducted from their security deposit.
3. TENANT(s) agree that JRPM may revoke permission to keep said pet on PROPERTY by giving TENANT(s) written thirty (30) days notice.
4. If the pet, support or companion animal is a cat, TENANT(s) must provide and maintain an appropriate litter box.
5. If the pet is a bird, the bird shall not be let out of the cage.
6. No pet, or support or companion animal shall be fed on unprotected carpeting within the PROPERTY.
7. TENANT(s) shall prevent any fleas or other infestation of the PROPERTY.
8. If in the opinion of JRPM the pet, or support or companion animal becomes annoying, bothersome or in any way a nuisance to other TENANT(s) or to the community, TENANT(s) will immediately, upon notice from JRPM, remove the pet from the PROPERTY or cease such activity by a support or companion animal.
9. In multi-family dwellings, pet(s), or support or companion animals must be kept in PROPERTY, on a leash, or carried at all times. Pet, support or companion animal will not be allowed to run loose on grounds or other common areas.
10. JRPM shall not be liable for any damages to person or property caused by TENANT(s).s pet, support or companion animal and TENANT(s) hereby agrees to hold agent harmless from such liability, assuming the same liability themselves.
11. All pet(s), support or companion animals must be properly licensed and inoculated for rabies and other usual inoculations for the pet(s), support or companion animal as required by local rules.
12. TENANT(s) agrees to be fully responsible for any damage caused to the property by the pet(s), support or companion animal and for any and all wear and tear resulting and agrees to fully compensate JRPM for any and all such damage or additional wear and tear including but not limited to:
 - Cleaning up 100% of any droppings deposited in or on PROPERTY immediately following each incident.
 - Filling in any holes in the yard and re-sodding as necessary to restore the yard and lawn to original condition.
 - Replacing doors, screens, windows, window coverings, or any other items scratched, torn, damaged or soiled by the pet(s), support or companion animal.
 - Additional cleaning or replacement at the discretion of the JRPM of any carpeting that has been damaged, soiled or stained or which has an odor as a result of the pet(s), support or companion animal.
 - Deodorizing and disinfecting any floor or wall or other surfaces with may be stained or have an odor as a result of the pet(s), support or companion animal.

Signature

Signature

Date