FURMAN
PROPERTY MANAGEMENT
2607 Northridge Parkway, Ames, Iowa 50010
www.FurmanRealty.com PH 515-232-8884 FX 515-232-6769

PET ADDENDUM

The following terms are incorporated into the lease agreement dated _____ for the property
(To be filled in by FPM)
located at: _____, Ames, Iowa.

If approved, Manager hereby grants permission for resident to keep in Resident's Apartment Only, the pet described below and only upon the following terms and conditions:

1. The pet is a _____ and is approximately _____ years old.
   (male/female, dog/cat) *(Must be at least 1 year old)*
2. The pet is described by the following breed, height, weight, and physical identifying characteristics
   _____ and is named _____
3. Resident agrees the pet will not be harmful to anyone needing to enter the rental unit for either scheduled appointments or unscheduled emergency maintenance, if in doubt, resident will kennel the pet at all times in their absence for the safety of Furman Property Management, their employees, contractors and prospective tenants.
4. Resident hereby represents and warrants the above described pet has been properly licensed and inoculated as required by local law, and Resident agrees to maintain such licensing and inoculation of the pet and agrees to provide a letter from a licensed veterinarian.
5. Resident hereby warrants that the above described pet has been spayed/neutered and agrees to provide a letter from a licensed veterinarian stating the same. **In addition, if a cat, Resident agrees to frequent nail clipping and nail caps for the cat throughout the length of their residency with Furman Property Management.**
6. The pet shall be kept on a leash, at all times, when outside the apartment and inside the Apartment Community grounds. It is not permissible to leave your pet unattended when it's outside the apartment. Resident shall not, at any time, leave the pet in a patio, balcony, carport or garage while away from the Apartment. Resident shall remove all droppings by the pet from the grounds of the Apartment Community.
7. Resident shall insure that the pet does not, at any time, disturb any other resident of the Apartment Community nor damage any property located in the apartment or in the Apartment Community. If, in the Manager's sole opinion and discretion, the pet has disturbed or is disturbing any other resident or has caused or is causing damage to the property in the apartment or in the Apartment Community, then resident shall remove the pet from the apartment and the Apartment Community within ten (10) days after written request. Resident's payment for damage caused by the pet shall not entitle the resident to keep the pet. Resident's failure to comply with all other terms of this Pet Addendum shall constitute a default permitting termination of the lease agreement.
8. Except for the pet described above, Resident shall not keep any pets in the apartment or within the Apartment Community grounds without the Manager's prior written consent.
9. Resident's failure to comply with the terms and provisions of this Pet Addendum or violation of any representation or assurance contained in this Pet Addendum shall constitute a default permitting termination of the Lease Agreement.
10. Resident hereby warrants that the above described pet has no history of attacks or bites against a person or other domestic animal, no history of unprovoked chasing/approaching of a person on public grounds in a menacing fashion or apparent attitude of attack and no history of being a direct threat to the health or safety of others.

Attachments required from a Licensed Veterinarian.

_____ License & inoculations as required by local law. _____ Proof that pet has been spayed or neutered.

ACKNOWLEDGEMENT AND AGREEMENT BY TENANT

The undersigned certifies under penalty of perjury, that all the above information provided on the Animal is 100% truthful and complete and that the undersigned will fully abide by all terms and conditions of this Pet Addendum in the event any animal is approved.

_____	_____	_____
Resident Date	Resident Date	Resident Date

* **For Office Use Only** *

_____ Approved _____ Rejected Date: _____ By FPM: _____