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PET ADDENDUM

This agreement is made between Copper Tail, hereinafter referred to as Landlord, and [name of each Tenant who signed original rental agreement].

_____ Tenant, hereinafter referred to as Tenant, and is effective upon the date the last signature below is affixed.

In response to Tenant's request, Landlord agrees that Tenant may keep no more than two pets on the premises described as follows [precise description of pet]:

Pet Name:	Animal Type:	Breed:
Color:	Age:	Weight:
License No:	Required shots, including Rabies:	

Pet Name:	Animal Type:	Breed:
Color:	Age:	Weight:
License No:	Required shots, including Rabies:	

The landlord's agreement is conditioned upon all the following terms.

1. The pets described above, and only the pets described above, may be kept on the premises. This agreement shall not be construed as permitting additional pets, or the replacement of the described pets with another in the event of its transfer, loss, or death.
2. A pet fee of **\$25** per month per pet shall be due as additional rent payment each month from the date of this addendum for as long as this addendum is in effect.
3. Tenant shall comply with all applicable laws, ordinances and regulations pertaining to pets and the keeping and care of animals.
4. The pet must be neutered or spayed. Veterinary proof is required.
5. Dogs: Dogs must be on a leash at all times that they are outside the premises and may not be left unattended. Dogs must not be tethered outside or placed in a dog run/pen. Due to insurance requirements the following breeds are not allowed: Boxers, American Bulldogs, Pit Bulls, Malamutes, Pit Bull Terriers, Huskies, German Shepherds, Great Danes, Greyhounds, Doberman Pinschers, Chow Chows, Rottweilers, and Mastiffs.
6. Cats: All cats must be kept in the apartment at all times, except when you are transporting the cat. Under no circumstances are cats allowed in common indoor or outdoor areas. Cats must be litter box trained. You may NOT dispose of litter in the toilet even if the litter is marked "flushable." Cat litter can clog pipes and cause flooding.
7. Tenant shall prevent the pet from becoming an annoyance to, or source of discomfort or complaints from other Tenants of the building or complex, or neighbors.
8. All pet dogs and cats must be housebroken. The pet may not be allowed to urinate or defecate on any unprotected carpet inside the premises. Tenant shall immediately remove and properly dispose of all pet waste inside and outside the premises. All urine, fecal matter, or other excretion from the pet must be cleaned up by the Tenant immediately.
9. Tenant shall prevent the pet from doing any damage to the rental unit or communal areas or other rental units in the building or complex. Pet shall not be fed or watered directly on any carpeted area in the rental unit.
10. Tenant shall be liable to owner for all damages or expenses arising out of the actions of the pet and shall hold Landlord and his agents and employees harmless from all liability or loss arising out of the actions of the pet.
11. In the event Landlord, in his sole discretion, shall determine there is reasonable cause to believe an emergency situation exists with respect to the pet, and if efforts to contact Tenant and/or emergency caretaker are unsuccessful, Landlord, and/or their employees may contact the local animal control authority and assist it's staff in entering the premises. Examples of an emergency situation include suspected

abuse, abandonment, fire or other disaster, or any prolonged disturbance. If it becomes necessary for the pet to become boarded, and all costs incurred will be Tenant's sole responsibility. Landlord shall not be liable for loss, harm, sickness, or death of the pet unless due to Landlord's negligence.

12. In the event that it is in his best interest to revoke this agreement, he may do so with 30 days' written notice to the Tenant to remove the pet. The Tenant shall permanently remove the pet from the premises within thirty days in compliance with this notice. The additional deposit posted in connection herewith shall remain a portion of the security deposit to be accounted for according to law upon vacating the premises by Tenant.
13. After Tenants vacate the premises, they shall reimburse Landlord for the cost of any necessary de-fleeing, deodorizing, and shampooing of carpet to protect future Tenants from possible health hazards.
14. Cleaning and Repairs: Tenant(s) shall be jointly and severally liable for the entire amount of all damages caused by the pet. If any item cannot be satisfactorily cleaned or repaired, Tenant(s) must pay for complete replacement of such item.
15. Landlord may from time to time, upon 30 day's written notice to the Tenant(s) make changes or additions to the pet rules set for the above.
16. Joint and Several Liability: If Tenant consists of more than one person, liability of each person under this pet addendum shall be joint and several.
17. The lease addendum is incorporated into the lease executed or renewed this day between Landlord and Tenant.
18. Tenant agrees to maintain pet liability insurance on approved pets. Tenant is to provide said insurance at the time of move in. Landlord may request proof of insurance at any time.

I have read, understand, and received a copy of this Pet Addendum at the time of signing and agree to abide by it.

Copper Tail Agent:

Date:

Resident:

Date:

Resident:

Date:

Resident:

Date: