

Country View Mobile Home Community

This is a legally binding Contract; if not understood, seek advice from an authority.

PET ADDENDUM

Type	Age	Breed	Name	Size

This Addendum is attached to and a part of, a Lease Agreement dated _____ between Country View Mobile Home Community and, _____ (Tenant) for the Premises Located at _____ Guymon, OK 73942 Country View Mobile Home Community grants the undersigned Tenant permission to keep the following pet(s).

The undersigned Tenant agrees to the following conditions:

1. Tenant shall pay an additional security deposit of \$1000.00 to be allowed to have animals in the home.
2. In addition Tenant shall pay \$100.00 per month for each pet in the home as a Pet Fee, limited to 2 pets per house, for a total of \$_____ per month. Tenant understands that at no time will Country View Mobile Home Community refund the Pet Fee, even if Tenant removes the pet or the pet vacates the property for any reason. Tenant understands the Pet Fee is not escrowed or otherwise set aside to pay for pet damages.
3. Tenant understands they will be responsible for professional carpet cleaning at Tenants expense during and after vacancy due to the occupancy of a pet on the Premises. Tenant also agrees that they will have carpets flea-treated, cleaned, and deodorized by a professional carpet cleaning company approved by Country View Mobile Home Community upon vacating. Documentation must be turned over to Country View Mobile Home Community as proof of compliance.
4. Tenant is to keep only the animals specifically listed above, and CANNOT substitute any other animal/pet without permission of Country View Mobile Home Community. No other pet(s) or offspring, not even for temporary care, will be permitted without Country View Mobile Home Community's permission.
5. Tenant cannot 'baby-sit 'or do any caretaking of any animal, bird or pets of any nature, for another party on the Premises for any friend, relative or acquaintance at any time without Country View Mobile Home Community's written permission.
6. Tenant agrees to keep their pet(s) under control at all times, and abide by the County or City codes pertaining to animals, and Tenant agrees to keep their pet restrained when it is outside of the dwelling.
7. Tenant agrees to dispose of all pet feces **properly and promptly**, even if it is not from his/her pet.
8. The Tenant shall not allow the pet(s) to cause any damage to the Premises, nor allow the pet(s) to cause any discomfort, annoyance, or nuisance to any other Tenant on the Premises or any neighboring properties (i.e. barking, growling, chasing, running free, etc.). Tenant will immediately remedy any complaints made through Country View Mobile Home Community.
9. Tenant is required to purchase and maintain a renter's insurance policy that covers pet property damage and liability should the pet cause injury to a person. The policy must be paid in advance annually, and given to Country View Mobile Home Community each year of occupancy that the pet resides on the property.
10. Tenant agrees to follow all rules and regulations set forth by Country View Mobile Home Community and it is the Tenant's responsibility to determine what rules may apply to Tenant.
11. Tenant guarantees to Country View Mobile Home Community that the pet(s) listed above have received the appropriate vaccinations required by governing agencies including, but not limited to the County, City, or State.

12. Country View Mobile Home Community reserves the right to revoke permission to keep the pet(s) should the Tenant break this agreement.
13. Tenant agrees to remove the pet(s) if there is any incident or report of violent behavior of the pet(s).
14. Tenant agrees to indemnify, defend, and hold Country View Mobile Home Community harmless from and against all claims, actions, suites, judgments, and demands brought by another party due to any activity or damage caused by Tenant's pet(s).
15. In any action or proceeding arising out of this agreement, the prevailing party shall be entitled to reasonable attorney's fees and costs.
16. Tenant agrees to arrange for pet care when maintenance or other employees need to enter the Premises.

Country View Mobile Home Community's Remedies for Violation:

1. **Removal of Pet by Tenants.** If, in Country View Mobile Home Community's sole judgment, any rule or provision of this Pet Agreement is violated by Tenants or their guests, Tenants shall immediately and permanently remove the pet(s) from the Premises upon written notice from Country View Mobile Home Community. The requirement of removal shall not relieve Tenant of any liabilities regarding the lease agreement (i.e. Tenant cannot abandon the lease because of being required to remove the pet(s)).
2. **Removal of Pet by Country View Mobile Home Community.** If, in Country View Mobile Home Community's sole judgment, Tenants have abandoned the pet(s), left it for any extended period without food or water, failed to care for it if it is sick, or left it unattended in violation of the rules herein, then Country View Mobile Home Community may, upon one (1) day's prior written notice left in a conspicuous place, and in accordance with the terms of the lease dealing with entry of the Premises, enter the dwelling unit to remove the pet(s), and turn the pet(s) over to the humane society or local authority. Country View Mobile Home Community shall not be liable for loss, harm, sickness, or death of the pet(s) unless due to Country View Mobile Home Community's negligence.
3. **Cleaning and Repairs.** Tenant shall be jointly and separately liable for the entire amount of all damages caused by the pet(s)). If any item cannot be satisfactorily cleaned or repaired, Tenants must pay for complete replacement of the item. If urine odor is detectable, carpet may be replaced at a cost to the Tenant, and Tenant may be liable for any additional costs associated with urine odor removal.
4. **Injuries.** Tenants shall be strictly liable for the entire amount of any injury to any person or property caused by the pet, and shall indemnify Country View Mobile Home Community for all costs resulting from it.
5. **Move Out.** Having a pet(s) causes abnormal wear and tear to carpeted areas. After Tenants vacate the Premises, they shall provide proof of professional carpet cleaning to Country View Mobile Home Community. Any costs associated with cleaning, flea removal, deodorizing, or any other sanitization to ensure the elimination of possible health hazards for future Tenants will be subtracted from Tenants security deposit.
6. **Other remedies.** This Pet Agreement is an Addendum to the Lease Agreement between Country View Mobile Home Community and Tenants. If there is a violation of any rule or provision of this Pet Agreement, Country View Mobile Home Community shall, in addition to the foregoing, have all rights and remedies set forth in the Lease Agreement for violations thereof.

Tenant Signature: _____ **Date:** _____