

Renaissance Apartment Homes Pet Policy

The Rental/Lease Agreement provides that without Owner/Agent's prior written consent, no Pets shall be allowed in or about the premises. Monthly Pet Fees are \$35.00 per Cat and \$35.00 per Dog. An additional \$600 Security Deposit is required. Owner/Agent does require Resident to carry renter's insurance to cover damages caused by Pet. Resident must provide Owner/Agent with evidence of LIABILITY INSURANCE with coverage of at least \$100,00.00 to protect Owner/Agent against claims of personal injury to others and property damage related to Resident's Pet.

Owner/Agent consents to Resident keeping the Pet described as a Pet. Attach photograph. In the event of default by Resident of any of the terms in this Addendum, Resident agrees, within three days after receiving written notice of default from Owner/Agent, to cure the default or vacate the premises. Resident agrees Owner/Agent may revoke permission to keep said Pet on the premises by giving Resident thirty (30) days notice in writing. If the Pet displays any violent behavior toward anyone, including chasing, biting, growling or barking at person or persons pet, Owner/Agent may require the animal to be removed immediately.

Resident agrees to comply with: Health and Safety Code, and All other applicable governmental laws and regulations. Pet must be spayed or neutered. If the Pet is a dog, resident understands that the following known violent breeds are not permitted at this community and by signing this Lease Agreement declares that the Pet described above in Paragraph i) is not of such breed whether purebred or mix: Akita, American Bulldog, American Pit Bull Terrier, American Stafford Shire Terrier, Bull Terrier, Bullmastiff, Chows, Doberman, Dogo Argentino, Fila Brasileiro, Rottweiler, Presa Canarios, Shar Peis, Tosa Inu.

If the Pet is a cat: It must be neutered and de-clawed, and Resident must provide and maintain an appropriate litter box inside. Resident represents the Pet or Pets are quiet and "housebroken" and will not cause any damage or annoy other Residents.

If Pet is a fish, the water container shall not be over 20 Gallons and will be placed in a safe location in the unit.

Use of areas not in the exclusive possession of the Resident (such as walkways, stairwells, parking lots, grassy areas, or other interior or exterior common areas) for defecation and urination is prohibited unless specifically authorized by Owner/Agent in writing. The Pet may not be

allowed to urinate or defecate on any unprotected carpet or flooring inside the dwelling. Any Animal waste shall be disposed of promptly and properly, by the Resident or someone at the Resident's direction and expense. Resident must provide and maintain an appropriate litter box, if applicable. The Pet shall be fed, and the food stored in a way that does not attract pests or cause damage. Resident shall be responsible for any cleaning in common areas necessitated by the Pet, i.e., dirty footprints.

Resident shall prevent fleas or other infestation of the rental unit or other property of Owner/Agent, and may be held liable for costs associated with any necessary remediation. Upon move-out, the apartment will be treated for any possible infestation.

The Pet shall be on a leash, in a carrier, or otherwise under Resident's supervision and direct control at all times. The Pet may not wander or be left unattended on the grounds or in common areas. Domestic rodents, reptiles and amphibians, or birds, if allowed, must remain caged at all times.

Resident shall not permit Pet to and represents that Pet will not cause any damage, nuisance, or cause justified complaints from any other resident, guest, or the public. For example, Pet may not make unnecessary and excessive noise, threaten injury or unwanted contact with others (i.e., jumping and lunging), bite, injure or contact others, cause any property damage, or engage in any other aggressive behavior. If the Pet is neglected or unattended, it will be reported to animal control, and any resulting costs will be Resident's responsibility.

In the event that Owner/Agent, contractor, or maintenance personnel need access to the unit, Resident shall ensure that the Pet will be appropriately confined or restrained so as not to create a threat or interfere with the task being performed. Resident shall be liable to Owner/Agent for all damage or expenses incurred by or in connection with Pet, and shall hold Owner/Agent harmless and indemnify Owner/Agent for any and all damages or costs in connection with Pet.

Resident agrees to pay a non-refundable fee up to \$55.00 for a mandatory black light inspection upon move-out of unit. Two (2) Pet maximum per unit. The undersigned Resident(s) acknowledge(s) having read and understood the foregoing.