



PET ADDENDUM

(C.A.R. Form PA 11/13)

The following terms and conditions are hereby incorporated in and made a part of the [] Residential Lease or Month-to-Month Rental Agreement, [] other _____, dated _____, on property located at (Street Address) 123 ABC street (Unit/Apartment) _____ (City) Temecula (State) CA (Zip Code) 92592 ("Premises"), in which John Tenant is referred to as "Tenant" and Adam Landlord is referred to as "Landlord" (the term "Landlord" includes Owner and agent).

PET ADDENDUM AND AGREEMENT:

Notwithstanding any other term in the Agreement, Landlord herewith grants permission for Tenant to have the following pet(s) only on the Premises: _____, subject to the following terms and conditions:

- 1. Tenant is not allowed to have any other pets on the Premises other than those designated above, including any pets that are "just visiting."
2. Tenant represents to Landlord that the pet(s) is housebroken, has no vicious tendencies or history of threatening or causing harm to persons by biting, scratching, chewing or otherwise.
3. Tenant agrees that the pet(s) will be properly licensed and vaccinated pursuant to applicable laws and Tenant further agrees to provide proof of licensing and vaccination upon Landlord's or agent's request.
4. Tenant is responsible for compliance with all local laws and regulations relating to the pets.
5. Tenant agrees to clean up after their pet(s) and properly dispose of all waste.
6. Tenant agrees to keep Premises free from pet odor and stain.
7. Tenant agrees to take action to avoid pest infestations (fleas, etc.) in the Premises.
8. If the Premises is part of a residential complex, pets are not allowed in pool areas, clubhouses, business office, laundry rooms, business center or fitness centers. Pets may not be bathed or groomed in the laundry room sinks, pools, or pool area.
9. Permission to have a pet may be revoked at any time with three days notice for cause, or for month to month tenancies with thirty days notice without cause. Tenant's failure to remove the pet(s) after permission has been revoked shall be deemed a breach of the lease or rental agreement.
10. Tenant is responsible for and will be charged for any damage to the Premises caused by their pet(s), whether listed above or "just visiting." Damages include, but are not limited to, damages to floors, carpets, drapes, screens, landscaping, fencing, including odors due to the presence of pets.
11. Tenant agrees to indemnify and hold Landlord and Landlord's agents harmless from all liability, claims, demands, damages and costs for injuries to persons or property in connection with Tenant's pet(s).
12. [] Tenant agrees to carry renter's insurance which includes coverage for pet ownership.
13. _____

By signing below, Tenant acknowledges that they have read, understand, accept, and have received a copy of this addendum.

Tenant (Signature): _____ Date: _____
(Print name) John Tenant

Tenant (Signature): _____ Date: _____
(Print name) _____

Landlord (Signature): _____ Date: _____
(Print Name) Adam Landlord

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Reviewed by _____ Date _____



PET POLICY

Below you will find the pet policy for homes rented by House Match. While we understand that pets are an integral part of many families, we have a duty to our homeowners to help ensure all pets in their homes meet certain standards.

Our Insurance Policy Requirements also have restrictions on certain breeds, which is reflected in the policy below.

- There is a \$300 refundable deposit per pet, in addition to the regular security deposit.
- Acceptable pets include dogs, cats, birds, small caged mammals, and fish in aquariums under
- Farm animals, exotic animals, large aggressive animals, or any animal with a history of biting humans are not permitted.
- Prohibited dog breeds include Pit Bull Terriers, Staffordshire Terriers, Rottweilers, , German Shepherds, Doberman Pinschers, Presa Canario (Canary dog), Chows, Akitas, Jindos, Great Danes, St. Bernards, Bull Mastiff, Australian Cattle Dog, American Bulldog, Boer Boel, Dogo Argentino, Gull Dong, Caucasian Ovcharka, Alaskan Malamutes, Siberian Huskies, Wolf Hybrids, and any mixed breed dog that has any the aforementioned prohibited dog breed lineage.
- Any other breed expressly prohibited by the homeowner's or tenant's liability insurance policy.

NOTE: Service animals for persons with disabilities are exempt from these policies.

- A color photo of the pet with enough details to distinguish size and breed.
- House Match reserves the right to revoke these pet privileges and may require the pet to be removed if it is deemed to be aggressive, destructive, a noise nuisance, or causes damage the property.
- The maximum number of pets is two without specific property owner approval.
- Some Owners have more stringent requirements on pets, including number, weight limit and type. These will be discussed on a case-by-case basis.
- The tenant assumes full financial and legal responsibility for any costs associated with repairing damages to the property caused by the pet.
- The pet shall be maintained and properly licensed and inoculated as required by local, county or state statute, ordinance or health code.

- Tenants are responsible for ensuring that their pets do not create excessive noise, or disturb any other residents of the community or neighbors.
- Tenants are responsible for keeping all areas where the pets are housed clean, safe, and free of pet odors, stains, and parasites, including fleas.
- No pets other than those approved by House Match will be permitted on the property, including pets that are just visiting or there temporarily. Any other pet found on the property constitutes a breach of contract.
- Tenants must adhere to all applicable HOA rules and regulations, as well as all city and county ordinances.
- Pets must be kept leashed when outside the property on any common areas of the community, and under the control of a responsible individual.
- Tenants must ensure that the pet does not interfere with or intimidate any House Match associates, or others that may enter the property for the purposes of evaluation or repair of the property.

NOTE: Violations of the above conditions will constitute a breach of the rental contract and may result in the mandatory removal of the pet from the premises; and / or the tenant may be served with notice to vacate the premises.

Exceptions and Indemnification

- All decisions regarding the allowance of pets on the property are determined on a case-by-case basis and are fully at the discretion of the homeowner.
- This policy may be altered at the discretion of the homeowner.
- House Match reserves the right to make alterations to this policy at any time

If you have any questions about our pet policy, please Contact Us to discuss.

HOUSEMATCH PET APPLICATION

List all pets that will be living with you (indoor and outdoor). Include fish tanks over 5 gallons, birds, rodents, reptiles, etc.

The security deposit shall be increased by a minimum of \$300.00 **per pet**. Pet deposits shall be considered an increase in security deposit and may be applied in accordance with security deposit law and refunded subject to withholding for damage. Evidence of unauthorized pets may be grounds for eviction.

We do not allow certain breeds of dogs that have violent tendencies. We do not allow any dogs that are mixed with dogs that have violent tendencies. Prohibited dog breeds include Pit Bull Terriers, Staffordshire Terriers, Rottweilers, , German Shepherds, Doberman Pinschers, Presa Canario (Canary dog), Chows, Akitas, Jindos, Great Danes, St. Bernards, Bull Mastiff, Australian Cattle Dog, American Bulldog, Boer Boel, Dogo Argentino, Gull Dong, Caucasian Ovcharka, Alaskan Malamutes, Siberian Huskies, Wolf Hybrids, and any mixed breed dog that has any the aforementioned prohibited dog breed lineage.

REQUIRED DOCUMENTS Submit the following with this application:

- Vet records, Licenses, Vaccinations, Photo of pet

Property: _____

Applicants (or Tenants): _____

Vet Name: _____ Phone: _____ Fax: _____

Type: Dog/ Cat/ other	1)	2)	3)
Breed			
Weight			
Age			

REQUIREMENTS FOR CURRENT TENANTS (Allow 7-10 days for approval.)

- Pet must be approved before moving pet into the property.
- Sign new lease addendum with increased deposit PLUS pay \$75 lease change fee.

The undersigned certifies that the information provided in this rental application is true and correct. The undersigned affirms that none of the dogs listed on this application are of the breeds listed above, or mixed with any of the breeds listed above.

Signature _____ Date _____