

**CIRCA PROPERTIES
PET ADDENDUM FOR 300 NW 18th ST and 1600 NW 4th AVE**

Circa Properties hereby gives consent for you to keep the described pet(s) on the leased premises, provided the below listed conditions are abided by:

- Only pets specifically on this agreement are allowed and must be pre-approved prior to bringing the pet on the premises.
- A maximum of 1 dog OR up to 2 cats will be allowed per residence.
- You agree to fully indemnify us and hold us harmless for any damages arising out of injury to another person or another pet by your pet(s).
- Pets must be kept under your supervision when outside at all times and you must pick up any droppings left by your pet and dispose of them properly. Dogs must be on-leash while outside.
- In the event your pet has offspring, you will be in immediate breach of this agreement
- You will be responsible for full replacement and/or repair cost of carpet, walls, blinds, flooring, or other items damaged in any way by your pet.
- The pet must not disturb neighbors or other residents, regardless of whether it is inside or outside.
- CATS: the cat(s) must be house broken and may urinate or defecate only in a litterbox with kitty litter type mix. Only neutered, de-clawed, mature cats at least one year of age will be allowed
- DOGS: only neutered, house broken dogs at least one year of age will be allowed. The following breeds and breed-mixes are prohibited: Akita, Chow, Doberman, Pit Bull, Rottweiler, American Staffordshire Terrier, Wolf Hybrid.

In return for allowing your pet to occupy your apartment, you agree to pay a nonrefundable \$250.00 pet fee plus an additional \$25.00 per month per pet as rent. A flea spray treatment will be arranged by the management office at the end of the lease; the cost of this treatment is included in the pet fee. You agree that keeping a pet on the premises is a revocable privilege and not a right. You agree that approval or denial of all pets is at our sole discretion and we reserve the right to withdraw consent at any time by giving you 7 days written notice to remove the animal from the premises for any reason. In the event the animal is not removed after notice, we reserve the right to remove him/her by leaving, in a conspicuous place in the apartment, a 24-hour written notice of intent to remove the animal, followed by kenneling the animal or turning it over to a humane society or local authority at your expense.

These policies shall remain in effect if the Lease is renewed, extended, modified, released, or surrendered. We shall not be held liable for loss, harm, sickness, or death of the animal unless due to our gross negligence.

Description of pet:

Type _____ Breed _____ Color _____ NAME _____ LBS _____

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Resident Signature _____ / _____ / _____
Date