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CHARLESTON RENTAL PROPERTIES PET ADDENDUM

THIS ADDENDUM is made on _____, 20_____, between Landlord and Tenant jointly and severally, who have agreed to modify the Residential Lease (the "Lease") between Landlord and Tenant dated _____, 20_____ as follows:

1. **PERMISSION:** Landlord grants permission to Tenant to keep _____ Pet/Pets on the Premises, subject to the terms and conditions of the Lease and this Addendum. Said permission is limited to the specific pet(s) whose breed(s)/description is/are identified as _____ may revoke permission at any time if Tenant fails to comply with any of the terms of the Addendum or Lease or maintains an additional pet(s) or replacement of the pet specified above without further permission of the Landlord.

2. **PET FEE:** Tenant has paid the Pet Fee \$ **385.00** per section 28 of the Lease) as a non-refundable fee to induce Landlord to grant permission for the Pet(s). Tenant understands that Pet Fee will not be refunded, even if the Pet is subsequently removed from the Premises or if there is no damage to the Premises at the end of the Term.

3. **PET CONTROL:** Tenant shall keep the Pet in accordance with all applicable laws and ordinances, including licensing the Pet, keeping current all applicable shots, and leashing the Pet when outdoors. Tenant shall provide to Landlord evidence of pet vaccination upon request. Tenant shall promptly remove and properly dispose of all pet waste, and shall not curb the Pet on the shrubbery, flowers, or small trees. Tenant shall not permit the Pet to bark, howl, or otherwise emit noises in such a level, frequency, or time as to disturb others. Tenant shall not keep the Pet on the Premises if the Pet is or becomes vicious or threatening, bites or attacks any person or other pet, or otherwise is or becomes a nuisance. Tenant shall not leave the pet on the Premises unattended for any period in excess of 12hours. Tenant shall provide proper care, food, and shelter for the Pet and not abuse the Pet in any way. No breeding of the Pet shall be permitted on the Premises.

4. **CONDITION OF PREMISES:** Tenant shall be responsible for all damage caused by the Pet to the Premises, including all repairs and replacements considered appropriate by Landlord or Agent. Upon termination of the Lease or removal of the Pet from the Premises, whichever occurs first, Tenant shall have the Premises professionally exterminated and the carpets professionally cleaned and deodorized at Tenant's cost through companies approved by Agent. Tenant shall provide Agent with copies of paid receipts for the extermination and cleaning. Tenant shall remain liable for dormant infestation and latent pet odor (including extermination costs and CARPET REPLACEMENT/floor refinishing if necessary) for 30 days after the Pet is removed from the Premises and the required extermination and cleaning are complete, even if prior to that time the Security Deposit has been returned to Tenant.

5. **INTERPRETATION:** This Addendum supplements the terms and conditions of the Lease. If any provision of this Addendum conflicts with any provision of the Lease, this Addendum shall control. All rights and remedies of Landlord are cumulative. Any default under this Addendum shall constitute a default under the Lease.

Tenant _____ Date _____

Landlord _____ Date _____