

PET RIDER

THIS RIDER is hereby made a part of an incorporated as part of a certain lease agreement "RENTAL LEASE" identified as:

ADDRESS OF RENTAL UNIT

Rental Unit Address: _____, Kalamazoo, MI.

TERM OF LEASE

A Fixed Term Lease Beginning at 12:00 PM on _____ & Ending at 12:00 PM on _____.

The undersigned acknowledge that they have entered into the above referenced Lease with The Lo Company, LLC. The undersigned further agree to and understand the following terms and conditions:

LANDLORD shall permit TENANT(s) to keep the following Pets on the Premises for the term of the Lease, and so long as TENANT(s) is not in default of the Lease:

Type	Breed	Weight	Color/Markings
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- 1) LANDLORD has the absolute sole right to refuse certain breeds. All dogs will be subject to pet interviews for approval.
- 2) All pet must be licensed in accordance with any applicable state or local laws or regulations.
- 3) Pet dogs and cats must be spayed or neutered. The front paws of a pet cat must be declawed. A written statement from a veterinarian must be provided to verify all such requirements.
- 4) The pet must have current inoculations and TENANT(s) shall submit records of inoculation upon LANDLORD's request.
- 5) TENANT(s) represents, guarantees and warrants the pet is housebroken and / or litter trained and shall not permit the pet to cause any damage, discomfort, annoyance, nuisance or in any other way to inconvenience or cause complaints from any other TENANT(s) or to LANDLORD. If, in LANDLORD's sole opinion and judgment, the pet has disturbed or is disturbing other TENANT(s), and / or has caused or is causing damage to the apartment or property within the apartment community, TENANT(s) agrees to permanently remove the pet from the rental unit within ten (5) days written notice from LANDLORD.
- 6) Pets may not be left unattended or tied to trees, balconies, patios or anywhere on the property. Pets may also not be allowed to run loose on the property.
- 7) TENANT(s) shall clean up after the Pet at all times on the Premises, in all common areas as well as in all areas of the building and grounds in which the Premises is situated.
- 8) TENANT(s) shall keep Pet quiet at all times.
- 9) TENANT(s) agrees that the Pet shall not be taken outside the Premises, (including on the patio or balcony), unless the Pet is on a leash. The Pet shall be walked in the area(s) so designated by LANDLORD from time to time.

- 10) TENANT(s) understand that no other pet may enter the property at anytime other than those pets identified above. TENANT(s) found in default of this will be charged penalties adherent to that failure as evidenced by the RENTAL LEASE.
- 11) TENANT(s) shall be responsible for any and all damages caused by the pet(s) to the rental premises. This includes, but is not limited to: damage to carpet/vinyl flooring due to pet urine or other excrement and excessive cleaning of the apartment due to pet hair beyond cleaning normally associated with this unit. TENANT(s) understands that in many cases, pet urine and excrement cannot be removed from carpet with normal steam cleaning and must be completely replaced. TENANT(s) are responsible for the entire cost of replacing carpet that cannot be cleaned due to pet urine and/or excrement.
- 12) LANDLORD does not discriminate against any person on the basis of the use of a guide animal because of blindness or deafness, or use of a support animal because of a physical handicap or because the user is a handler or trainer of support or guide animals.
- 13) Harboring of a "DANGEROUS DOG" is prohibited. Under no circumstances is a "DANGEROUS DOG" permitted on the Property. A dog is considered dangerous where the dog has done one or more of the following:
 - a. Inflicted severe injury on a human being without provocation on public or private property;
 - b. Killed or inflicted severe injury on a domestic animal without provocation while off his owner's property;
 - c. Attacked a human being without provocation;
 - d. Been used in a commission of a crime.
- 14) TENANT(s) agrees that in the event of any violation of the terms and conditions set forth above, the LANDLORD shall have the right to demand removal of the Pet from the Premises. Any refusal by TENANT(s) to immediately comply with such demand shall be deemed to be a material breach of the Lease, and LANDLORD shall be entitled to any and all other remedies provided by law or equity.

AGREEMENT SIGNATURES

Upon execution by LANDLORD and TENANT(s), LANDLORD and TENANT(s) agree that this shall constitute a binding agreement for the lease of this property. All parties to this AGREEMENT have read, and agree to abide by all the rules and regulations listed herein. In consideration hereof, the undersigned hereby guarantee the faithful performance of the covenants and conditions of this Lease.

TENANT(s) Signature	TENANT(s) Signature
1. _____	6. _____
2. _____	7. _____
3. _____	8. _____
4. _____	9. _____
5. _____	10. _____

LANDLORD: _____
 The Lo Company, LLC _____
Date