

1. Addendum C

1.1 PET ADDENDUM

This is an Addendum to the Lease dated <<Lease Creation Date>>, (the "Lease Date"), by and between **MOD Properties** as Owner or Landlord ("Landlord"), and <<Tenants (Financially Responsible)>>, (collectively hereinafter "Resident"), for the premises known as <<Unit Address>> ("Premises").

1. The pet(s) is/are a<<Pet Information>>.
2. Said pets have been properly licensed and inoculated for rabies and other usual inoculations for the type of animal.
3. Permission to keep a pet is restricted to the particular animal pet described above and does not extend to any other animal whatsoever. Resident agrees that Resident must obtain Landlord's approval for any additional or different pet(s) not specifically listed in this Addendum and pay Landlord any applicable fee, charges, or pet rent associated with any additional or different pet(s). Resident agrees that Landlord may terminate Resident's occupancy rights in the Premises upon three (3) days notice to quit if Resident harbors any pet, including any visiting pet, for any duration that is either not expressly approved in writing by Landlord or that is not covered by a written Pet Addendum.
4. Resident states that said pet will not disturb or pose threat or danger to any person and will not damage any portion of the Property. If in the sole and absolute judgment of the Landlord, the pet disturbs or poses a threat to other persons, Resident agrees upon ten (10) days written notice, to permanently remove said pet from the Premises. If after receiving notice pursuant to this paragraph Resident fails to remove any pet, Landlord may terminate Resident's occupancy rights upon three (3) days notice to quit. In any action brought by Landlord to enforce this Pet Addendum, Resident shall bear the burden of proof regarding any pet's status or removal. Resident further agrees that Resident will promptly pay for any damage done to any of the Property by said pet, and further agrees to indemnify and hold Landlord harmless from any claim, loss, expense, cost, or damage, including reasonable attorneys' fees by reason of the said pet being on the Property.
5. Resident agrees to clean up after pet immediately. Resident understands that there will be a \$50.00 charge for each incident that the Landlord must clean up after said pet.
6. The deposit shall limit the Resident's liability in the event repair or cleaning is required that exceeds the above amount. Resident agrees to pay all damages and costs in excess of the deposit. In the event the deposit amount is not sufficient to cover these costs, Resident will be responsible for payment of the additional damages and costs.
7. Landlord will complete routine inspections of the property throughout Resident's tenancy. Resident acknowledges that for these inspections, animal(s) must be kept safe in their own secure location prior to someone accessing the home. If this location is not a kennel (i.e. bedroom/garage/yard), someone will need to be present for the inspection so the Landlord may gain access to the entire Premises. If unable to access all areas due to animal(s), a fee of \$59.00 may be assessed.

Additional Provisions: <<Pet Addendum Additional Provisions>>

This form has not been approved by the Colorado Real Estate Commission. It was created by MOD Properties' legal counsel Tschetter Hamrick Sulzer, PC.

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