

2.4 PETS AND ANIMALS

Unless otherwise specified below, or with written approval is provided by Manager, Tenant is prohibited from having any pets on Property (this includes visiting pets, "pet sitting," short-term pets, fish tanks, etc.).

Approved Pets: Approved pet(s) require Tenant to pay a \$500.00 Initial Pet Administrative Fee per pet upon move-in, and Monthly Pet Administrative Fee per pet based on PAWS Rating by StuttsProperties.PetScreening.Com for each pet, due on the same day as the regular rent:

2-5 PAWS	\$35 Per Pet
0 - 1 PAWS	PROHIBITED

Please note that the following dog breeds are restricted by landlord insurance policies, and you would be required to provide your own pet liability insurance covering the specific dog and naming both our brokerage and the property owner as additional insured on the policy should it score greater than a 1 PawScore:

- Pit Bull Terriers
- Staffordshire Terriers
- Rottweilers
- German Shepherds
- Presa Canarios
- Chows Chows
- Doberman Pinschers
- Akitas
- Wolf-hybrids
- Mastiffs
- Cane Corsos
- Great Danes
- Alaskan Malamutes
- Siberian Huskies

Tenant agrees to pay Manager \$95 on a semi-annual basis to complete an Interior Pet Inspection to verify there are not any damages to the property created by the pet(s).

Non-Approved Pets: If Tenant is found to have a non-approved pet on Property, Tenant shall be charged the Pet Administrative Fees that would have been charged for an approved pet dated back to the beginning of this Agreement plus an Unapproved Pet Administrative Fee of \$250.00 due no later than thirty (30) days from notice being sent.

If Tenant does not cooperate with submitting a pet application at StuttsProperties.PetScreening.Com in order to determine if the pet shall be considered a high-risk pet, it will be considered a breach of the Agreement.

If Tenant violates this Paragraph or any agreement to keep an animal on the Property, Manager may take the following action: Declare Tenant to be in default of this Rental Agreement and exercise Manager's remedies; charge Tenant, as an additional administrative fee, \$5.00 per day thereafter per animal for each day Tenant violates this Rental Agreement; remove or cause to be removed any unauthorized animal and deliver it to appropriate local authorities by providing at least twenty-four (24) hour written notice to Tenant of Manager's intention to remove the unauthorized animal; and charge Tenant the Manager's cost to remove any unauthorized animal, exterminate the Property for fleas and other insects, clean and deodorize the Property's carpets and drapes, and repair any damage to the Property caused by the unauthorized animal.

It is the responsibility of Tenant to seek out information regarding the rules and regulations associated with pets living in a home governed under a HOA prior to signing the Rental Agreement. Tenant is responsible for any and all damage caused by any pet on property subject to this Agreement.