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THIS FORM HAS NOT BEEN APPROVED BY THE COLORADO REAL ESTATE COMMISSION. IT WAS PREPARED BY RANDALL W.B. PURVIS, ATTORNEY AT LAW, DECEMBER 29, 2021 AS LEGAL COUNSEL FOR COLORADO PEAK REAL ESTATE INC.

PET ADDENDUM

This Pet Addendum is made a part of the Lease Contract for the property at: _____ ("Tenant") and Colorado Peak Real Estate, Inc. (agent for the owner of the Premises ("Landlord")). Unless otherwise specifically modified herein, all terms and provisions of the Lease Contract shall apply in this Pet Addendum.

In consideration of the landlord allowing the pet(s) identified in Paragraph 10.B. of the Lease, Tenant hereby agrees as follows:

1. Tenant agrees:

- a. To keep said pet(s) under control at all times and obey all city ordinances relating to the keeping of pets, as well as all condominium and/or community rules which may apply.
- b. To keep the pet restrained, but not tethered, when outside the dwelling.
- c. Not to leave the pet unattended for any unreasonable periods.
- d. Not to use the pet or any animal outside the dwelling.
- e. To be responsible for the pet or any animal outside the dwelling.
- f. To keep the pet from causing any annoyance or discomfort to others and will remedy immediately any complaints made through management.
- g. To pay immediately for any damage, loss or expense caused by pet

2. Management reserves the right to revoke permission to keep the pet should the Tenant break this agreement.

3. Tenant agrees to be fully responsible for any damage caused to the property by the pets(s) and for any and all wear and tear resulting and agrees to fully compensate the landlord for any and all such damage or additional wear and tear including but not limited to:

- a. Cleaning up 100% of any droppings deposited in the yard by the pet(s).
- b. Filling in any holes in the yard and re-sodding as necessary to restore the yard and lawn to its original condition.
- c. Replacing doors, screens, windows, or any items scratched, torn, damaged, or soiled by the pet(s).
- d. Additional cleaning or replacement at the discretion of the landlord of any carpeting and or flooring that has been damaged, soiled, stained or which has an odor as a result of the pet(s). Pet treatment will be conducted on all properties with pets for the carpet cleaning at the tenant's expense. A \$75 black light test may be charged and additional rents to tenant before carpet cleaning to Landlord's discretion.
- e. Deodorizing and disinfecting any floor or wall or other surfaces which may be stained or have an odor as a result of the pet(s).

4. It is understood and agreed by the tenants that the property is accepted in "as is" condition and that the owner will make no provision for fencing of the pets. Tenant acknowledges that landlord makes no guarantees to the

condition of any fencing in regards to the fence's ability to keep said pets contained. Also the tenant understands and agrees that they will make no provision for fencing without Landlord's prior approval.

5. Upon vacating the Premises, all droppings will need to be removed from property when turning over property, if not tenant will be charged \$150 for cleaning from the Security Deposit.

6. The following Pet Rents (not a deposit, this additional rents charged to have a pet, any damages from the pet is at the cost of the tenant and can not be used from the pet fee but will be charged from you the tenant and upon termination (it may be charge to the security deposit) is required: \$ _____

7. A monthly pet rents of \$ _____ will be charged each month and will be due per lease with the monthly rental rate

8. Failure to comply with the Pet Addendum will place Tenant in default of Lease and can result in the beginning of the eviction process for breach of contract.

Tenant: _____ Date: _____

Tenant: _____ Date: _____

Landlord: _____ Date: _____