



Summit Management Services, LLC
119 Heritage Drive; P.O. Box 2715
Oxford, Mississippi 38655

Pet Lease Addendum

LEASE DATE: _____
LESSEE(S): _____
PREMISES ADDRESS: _____
City of _____, MS _____

Paragraph 8 of the Residential Lease Agreement is hereby amended as follows:

Pets 8: It is understood and agreed that the Lessee has a _____ and will post a non-refundable pet fee of three hundred dollars (\$300.00), prior to the Lessee's move-in date. If damages exceed the amount of the pet fee, Lessor/Agent reserves the right to deduct any additional charges from the security deposit. Having a pet is a privilege and Lessor/Agent reserves the right to revoke this privilege if the following rules and regulations are not met:

- (1) Only _____ pet(s) are permitted per apartment.
- (2) Pets must be on a leash when outside of Premises and cannot be tied to anything outside of Premises.
- (3) Pets are not permitted to relieve themselves in the public entrances or walkways, or on grounds or areas used for play by children, for recreational purposes, or for any other purpose which would be impaired by the deposit of pet excrement. Lessee shall promptly remove any excrement of his/her pet and promptly dispose of the same in a sanitary manner.
- (4) Pets must not interfere with the local authorities.
- (5) Pets must not interfere with the quiet enjoyment and convenience of other occupants.
- (6) Pets must not interfere with the performance of staff personnel.
- (7) Resident must comply with any additional current or future pet ordinances enacted by state or local authorities.

- (8) Resident must comply with any additional rules and/or regulations concerning pets that Lessor/Agent regarding may subsequently impose or adopt.
- (9) No pet will be permitted which constitutes a nuisance or disturbance, as defined and determined solely Lessor or Agent.
- (10) Lessee recognizes that Areasonable wear@ as specified in the lease does not include damage caused by pets and that Lessor or Agent=s judgment shall be the sole factor in determining the extent of pet damage, if any.
- (11) Lessee must confine or remove pet during the performance of any routine or emergency maintenance or repairs.

Agent: _____

Lessee

Lessee

Lessee

Lessee