

**Pet Policy - Exhibit "A"**

This agreement is between **OWNER NAME** (hereinafter "Landlord") and **TENANT NAME** (hereinafter "Resident") regarding the Residential Rental Agreement (hereinafter "Lease") executed between the parties on the property located at **PROPERTY ADDRESS** (hereinafter "Premises"), originally dated on **DATE**.

For one dollar (\$1.00) and other good and valuable consideration, the sufficiency of which is agreed to by all parties, parties agree as follows.

No animals, birds or pets of any kind shall be permitted on Premises without consent of landlord. If landlord discovers a pet on the Premises, whether or not owned by Resident, landlord shall assume pet has been there from the date of possession and Resident agrees to pay additional rent of \$75.00 per pet per month beginning the date the Resident took possession. In addition to this rent, undisclosed pets may result in default in the Agreement at the sole discretion of landlord.

Yes Pets: Resident Initial \_\_\_\_\_ Landlord Initial \_\_\_\_\_

NO Pets: Resident Initial \_\_\_\_\_ Landlord Initial \_\_\_\_\_

Only the pets listed below are authorized on the premises. There is a non-refundable pet fee of \$350.00 for one pet and \$500.00 for two pets due upon lease signing, as well as a monthly pet rent charge. The per-monthly rent for standard pets is listed below: PET RENT - \$30.00 PER PET plus any additional pet liability fee that may apply.

Describe pet(s) in detail (name, breed, size, etc.):

\_\_\_\_\_

Each of the undersigned represents and warrants that he/she is not aware of any instance where the above mentioned pet has bitten a person as of the execution of this agreement. Landlord reserves the right to refuse to rent to any resident who has a pet that could be considered dangerous, at the sole discretion of landlord, or which could subject Resident, Owner or landlord to liability. If landlord requests, resident agrees to provide and show proof of renters insurance naming landlord and Owner as additional insured.

1. Resident accepts full responsibility for keeping the pet under control at all times, and must comply with any and all governmental and community ordinances or any property damage or personal injury shall be the sole responsibility of the Resident. Resident herewith releases and agrees to indemnify and hold harmless owner and landlord for any property damage, personal injury or any other liability incurred as a result of any pet owned or maintained by Resident, including but not limited to actual damages, punitive damages, attorney's fees and costs of defending this action.
2. Resident expressly acknowledges that this Pet Exhibit is an integral part of the lease referenced above, and any breach of this Pet Exhibit shall be a default under the terms of the Lease with all remedies accordingly by the Lease and Georgia law.
3. Within 24 hours after Resident vacates said Premises, Resident agrees to have the carpets professionally steam cleaned and the home professionally treated for fleas and other pests. Resident will be responsible for removing all pet stains and odors even if it requires replacing carpets (with no consideration given for the condition or age of the carpet at the move in date). Resident will be responsible for furnishing receipts of said services to landlord prior to refund of Security Deposit, or landlord may deduct charges to have these services completed.
4. If Resident acquires any additional pet(s) during his/her stay in said Premises, Resident agrees to notify landlord, get written permission for the new pet and increase the security deposit as required. Should Resident acquire an additional pet without written consent (and payment of an additional deposit), Resident will be in default of the terms of the lease and all remedies relating to default will apply.

**Manager:**  
**Compass Property Management Group, LLC**  
1275 Shiloh Rd Suite 2950  
Kennesaw GA 30144  
Phone: (404) 445-7770 | Fax: (678) 496-3395  
Firm No. H-65633 | Qualifying Broker 332562

\_\_\_\_\_  
**Tenant Signature**

\_\_\_\_\_  
**Tenant Signature**

\_\_\_\_\_  
**Landlord Signature**