

**15/b. AUTHORIZED PETS** Restricted by the number and limited to those hereby identified and authorized, personal pets are allowed on the premises, **not exceeding the number of**

**ONE (1)** \_\_\_\_\_ **dog/cat, named** \_\_\_\_\_, **approved by the Owner**, at the condition that: a) **Tenant brings proof to the Owner that said authorized pet(s) have been treated by professionals against parasite and are currently on a program before moving the pet in;** b) a designated area with a proper litter-box is set, and that preventive disinfestations, deodorization and thorough vacuuming of the premises is performed by Tenant(s) on a regular basis; c) preventive pest control is strictly enforced, as prescribed, on a regular periodical basis, **with a mandatory bimonthly minimum cycle**, and that a pest free and odor free environment is maintained at all the times; d) that a complete disinfestation, cleaning and deodorization of the Premises from pet odor will be performed by Tenant or, by default, by Owner at Tenant's expenses both annually and/or upon expiration of present contract; e) pet(s) do not to damage and/or subject to abnormal wear and tear floors, doors, windows, screens, blinds, walls, carpet, appliances, fences, lawn and plants, and that any of such damages shall be cured by Owner at Tenant's expenses; f) that the backyard and the alley pertaining to the Premises, including the entire exterior perimeter of the apartment, are treated with flea and tick repellent pellets [ORTHO: Dursban, Lawn & Garden Insect Control] and cleaned from pet's waste; g) that pet(s) do not vary in number; h) that the pet is at all the times kept off any part of the adjacent yards and alleys which may be leased, rented or assigned to other tenants.

**No additional pets shall be allowed on the Premises.** The deck and the section of the backyard pertaining to the main house are off-limit area and pet(s), including the authorized ones, ARE NOT allowed in it. **No additional cats or dogs are allowed on the Premises.** If any parasite infestation occurs, Tenant shall be mandated to perform immediate extermination of the Premises and its immediate surroundings at his expense.

Any damages or **abnormal wear and tear** caused by pets that may occur to floors, doors, windows, walls, screens, fences, lawn and plants shall be repaired by the Owner at Tenant's expenses, above and beyond any stipulations for wear and tear by occupants and guests, as described in Covenant 7 and in Covenants 19 to 19/d hereof, then reimbursed by Tenant within fifteen (15) days. Such damages by pet(s) represent a liability that Tenant hereby assumes over and above any stipulations hereof for damages or wear and tear by tenant(s), regular occupants and guests.

**15/c. PET DEPOSIT** The non refundable, standard \$300.00 per pet, Pet Deposit set forth (\$200 for cats), represents the increased wear and liability induced by pet(s) to the Premises, during each one year period. Subject to the discretion of the Owner, the pet deposit may be paid in monthly installments, with the rent.

Extraordinary insect treatment(s) and damages caused by any pets to the Premises and/or its yard and immediate surroundings during and at the expiration of the Terms hereof are not covered by the Deposit hereof. Tenant may be liable up to thirty (30) days of rental loss, or any portion thereof, that the Owner may incur into in order to exterminate any flea infestation remaining at, or immediately after the expiration of the Lease hereof. During the Terms specified in the original lease, said deposit may be temporarily applied to any excessive wear and/or accidental damages ensuing the act and performance of any authorized pet(s) hereinof, before it is promptly replenished by the Tenant, and it shall secure Tenant's obligations under Covenant 15/b thereof.

At the expiration of the Terms hereof, said non-refundable Deposit shall cover for the repair cost of any **ordinary and normal wear and soil** caused by the pet(s) identified above to the Premises and/or its yard and immediate surroundings. The Pet Deposit shall also apply to any treatment, cleaning and deodorization of the Premises from pet odor, which may be necessary at any one time. The granting of a pet deposit discount or waiver does not free the Tenant(s) from liability over said treatment. Preventive anti-parasite treatments are mandatory bimonthly, during the Terms hereof, and shall be performed annually and/or upon expiration of present contract. Any special maintenance, treatment or repair performed by the Owner in order to correct any irregular wear and tear induced by the pet specified hereof, shall be immediately reimbursed to the Owner.

In order to assure that complete extermination has occurred, at the Termination or expiration of the Terms hereof, after the Pet deposit is applied and utilized, the original Security Deposit set forth on this Lease will be held by the Owner for a minimum of thirty (30) days, before any remainder of it can be refunded. In the case that Tenant may have taken exceptional care of his pet(s) and that said pet(s) may have not caused significant additional wear and soil to the Premises, or that the latter may have been satisfactorily cured by Tenant before moving out, any remainder of the Deposit hereof, after any standard, preventive treatments are performed, shall be returned to Tenant.

**Mandatorily, Tenant shall not move into the premises or the yard the authorized pet unless the following conditions are cleared and verified by the Owner: a) Tenant has produced written documentation by professionals that the pet is flea free; b) the house and the lawn have been treated as indicated above; c) that Tenant has taken preventive measures (rugs and carpets) to protect the floors in all the heavy traffic and passage areas; d) Tenant has a one month supply of Lawn Repellent, Home Pest Insect Control, and of whatever product (or program) the pet is treated for fleas.**