

## Animal Addendum

THIS ADDENDUM TO THE LEASE ("Addendum") is entered into by and between Campus North, LLC, dba MEADOWS CROSSING, 10745 48<sup>th</sup> Avenue, Suite B-100, Allendale, Michigan 49401 ("Landlord"), and the person listed below ("Tenant"). Landlord and Tenant hereby agree to the following changes to the Lease between the parties. Landlord may revoke this Addendum at any time if Tenant fails to comply with any of the terms of the Lease and this Addendum.

Tenant agrees that an animal ("Animal") will reside in the apartment unit ("Unit") for the duration of the Lease, Renewal Lease, or any Lease Extensions, and that Landlord is not responsible in any way for the Animal.

Tenant understands that the Animal could cause injury or damage, including, but not limited to personal injury, allergic reaction, mental and/or physical impairment, and property damage, and Tenant assumes all risk for such injury or damage. Tenant also agrees to hold Landlord harmless from and against all liability as a result of injury or damage caused by the Animal.

Tenant agrees that Landlord reserves the right to require DNA testing of the Animal at Tenant's expense. The DNA results will be held on file with the Landlord. Tenant agrees to immediately clean up after the Animal, including placing any feces or vomit in a plastic bag and depositing it in an appropriate waste container. Landlord reserves the right to establish specific places on the property for the Animal to relieve itself. In the event Landlord conducts a DNA test of pet waste that was found not cleaned up, and the DNA test indicates a match with the DNA of Tenant's Animal, then Tenant agrees to pay for the DNA testing expenses and any additional fines that are issued. Tenant also agrees to the following regarding the Animal:

- Dogs:**
1. Insofar as licensing is required by Ottawa County, Michigan, Tenant must provide Landlord with written proof of licensing of the Animal in Ottawa County, Michigan, and will maintain licensing throughout the Lease term.
  2. The Tenant will be responsible for the behavior of the Animal at all times. Tenant will not leave the Animal unsupervised overnight in the Unit. Tenant will ensure that the Animal is secured in Tenant's Bedroom or supervised when Tenant is not present during the day while attending classes or other activities. Any disturbance or noise violations caused by the Animal will be the responsibility of the Tenant.
  3. Outside of the Unit the Tenant will keep the Animal in an animal carrier, on a leash, or on a harness, to prevent the Animal from running freely. Tenant will not leave the Animal tied up outside unattended for any length of time. No outdoor stake systems are allowed.
  4. Outside of the Unit the Tenant will attach the Meadows Crossing issued Animal ID card to the Animal's collar or leash.
  5. If the Animal is not housebroken, Tenant agrees to keep the Animal crated or gated in uncarpeted areas.
  6. Whenever Landlord needs to access the Unit as permitted by the Lease, Landlord reserves the right to request Tenant to temporarily remove the Animal from the Unit or cage the Animal.

- Cats:**
1. Only indoor cats are permitted.
  2. Must be neutered/spayed.
  3. Tenant must place solid cat litter in a plastic trash bag that is securely tied for disposal. Tenant may not dispose solid cat litter in the toilet because cat litter can cause clogs in the pipes and result in flooding.

If Tenant is found in violation of any part of this Addendum, then Tenant will be assessed the following fees and consequences:

- 1st Offense: \$100.00 (plus the cost of DNA testing if required)**
- 2nd Offense: \$200.00 (plus the cost of DNA testing if required)**
- 3rd Offense: \$300.00 (plus the cost of DNA testing if required)**
- 4th Offense: \$400.00 and eviction of the Animal (plus the cost of DNA testing if required)**

Guarantor shall assume immediate custody of the Animal in the case of eviction, abandonment upon move-out, serious illness, or death of Tenant. If the Guarantor does not assume immediate custody of the Animal, then Landlord may make arrangements to have the Animal removed from the Unit.

All other provisions of the Lease, Renewal Lease, or Lease Extensions will remain unchanged.

**Landlord, Tenant, and Tenant's Guarantor hereby agree to all conditions of this Addendum.**

CAMPUS NORTH, L.L.C., dba MEADOWS CROSSING

Landlord's Agent/Manager	Tenant	Guarantor
Signature of Landlord's Agent/Manager	Signature of Tenant	Signature of Guarantor
Date: _____	Date: _____	Date: _____