

My House Inc.

1302 S. Shields A 2-3 • Fort Collins, CO 80521  
(970) 689-8803

**VOID**



# 1. PET ADDITION AMENDMENT

**INFORMATION ONLY**

## 1.1 DISCLAIMER

THIS IS A LEGAL INSTRUMENT, IF NOT UNDERSTOOD, LEGAL, TAX, OR OTHER COUNSEL SHOULD BE CONSULTED BEFORE SIGNING. THIS FORM HAS NOT BEEN APPROVED BY THE COLORADO REAL ESTATE COMMISSION. IT WAS PREPARED BY LAURIE HAM, MANAGING BROKER FOR MY HOUSE, INC.

## 1.2 AMENDMENT TO LEASE

This Pet Addition Amendment is an amendment to the lease term date <<Lease Start Date>> to <<Lease End Date>>, between **MY HOUSE INC., (DBA MY HOUSE PROPERTY SERVICES)** and  
«Tenant full names to which amendment applies» , (TENANT(S)), relating to the following real estate in the City of Fort Collins, County of Larimer Colorado. Property known as:

<<Unit Address>>

## 1.3 PET INFO

The following pet(s) shall be added to the aforementioned Lease Agreement on «Todays Date» (along with any existing pets which are listed here as well):

<<Pet Information>>

X \_\_\_\_\_  
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## 1.4 EMERGENCY CONTACT

If there is reasonable cause to believe an emergency situation exists with respect to the pet, and if efforts to contact the Tenant(s) and/or emergency caretaker are unsuccessful, My House Property Services may contact the local animal control authority and assist its staff with entering the Tenant(s) property to address the animal's needs. Examples of an emergency situation include suspected abuse, abandonment, fire or other disaster, or any prolonged disturbance. If it becomes necessary for the pet to be boarded or any other steps taken for the pet's safety, all costs incurred will be the sole responsibility of the Tenant(s).

Pet(s) Emergency Caretaker(s): (If none listed, please continue to sign and you will be responsible to provide one to My House via email)

<<Emergency Contact(s)>>

X \_\_\_\_\_  
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## 1.5 LOCAL LAWS

Tenant(s) agree to abide by all Local Laws and Ordinances in relation to the pet; including but not limited to the City of Fort Collins Leash Law and Licensing requirements for pets.

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### 1.6 DAMAGES / PET WASTE

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Tenant(s) agree to pay for any damage caused by the pet to the interior or exterior of the premises, including, but not limited to, the grounds, fencing, flooring, walls, trim, and finishes. Additionally My House Property Services is not responsible for installing fencing or maintaining the existing fencing to ensure the pet is contained, this is solely the responsibility of the Tenant(s). The Tenant(s) will be held financially responsible for restoring the property to its original (pre lease) condition. My House Property Services may require contracted professionals to test pet stains with a black light to ensure stains have been removed and/or test for fleas and ticks and treat as necessary. If restoration to any of the damaged items is not possible, (i.e. stains, severe scratches, etc.), the Tenant(s) agree to pay the full expense of replacement.

Pet droppings shall be promptly removed from the yard and/or premises and disposed of properly or Tenant(s) agrees to immediately reimburse Landlord for all pet waste expenses incurred.

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### 1.7 MISC. / LIABILITY

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Tenant(s) will provide adequate and regular veterinary care, ample food and water, and will not leave pet unattended for any undue length of time. Tenant(s) will prevent pets from engaging in behaviors creating excessive noise at a level that disturbs neighbors and roommates, (i.e. barking, whining, scratching, jumping, and running).

Tenant(s) is solely responsible for any neighborhood issues, or any other liability associated with the pet and agrees to mitigate the issue within 24 hours of notice from Landlord. My House Property Services will not be held liable for any injury to any person or damage to property of any kind whatsoever caused by the Tenant(s) pet.

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### 1.8 LEASE AMENDMENT FEE

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A **\$150.00** Administration/Amendment Fee shall be paid for the drafting of this document. If not returned within 3 business days (signed and notarized by all tenants and Parent Guarantors or Co-Signers), an additional Administration Fee of **\$75.00** will be charged to the tenants register, as well as any additional management time spent attempting to retrieve outstanding documents, to bring you in compliance with your lease, will be charged to your ledger.

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### 1.9 REQUIREMENTS OF LEASE

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As a reminder, any pets on the property that are not on the lease, will be considered unauthorized and will be addressed according to your lease; refer to your lease agreement.

All parties to this amendment and co-signers must sign this Pet Addition Amendment acknowledging their liable. This document now becomes an amendment to the lease.

**VOID**

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