

Pet Addendum to Residential Lease

This addendum supplements the residential lease between McBride Property Management (as landlord or landlord's agent) and the tenant(s) named below. It governs the keeping of pets at the leased property and is binding on all parties.

Why we use a pet addendum: Pets are not just a yes/no item. Number, size, breed, vaccination status, and behavior all matter. This document makes the rules explicit so there's no ambiguity later. Service animals and assistance animals under fair housing law are *not* pets and are not subject to this addendum.

PROPERTY & LEASE REFERENCE

PROPERTY ADDRESS

LEASE DATE

TENANT NAME(S)

LANDLORD / MCBRIDE PM AS AGENT

AUTHORIZED PET(S)

Tenant may keep only the pet(s) listed below at the property. No additional pets may be brought to the property without prior written approval and an amended addendum.

PET 1

NAME

SPECIES & BREED

AGE

COLOR / MARKINGS

WEIGHT

SPAYED / NEUTERED? (Y/N)

VETERINARIAN NAME & PHONE

VACCINATIONS CURRENT THROUGH (DATE)

PET 2 (IF APPLICABLE)

NAME

SPECIES & BREED

AGE

COLOR / MARKINGS

WEIGHT

SPAYED / NEUTERED? (Y/N)

VETERINARIAN NAME & PHONE

VACCINATIONS CURRENT THROUGH (DATE)

FEES & DEPOSITS

Tenant agrees to the following pet-related charges, which are in addition to the base security deposit and rent under the lease. **Pet deposit + security deposit cannot exceed two months' rent under Georgia law (O.C.G.A. § 44-7-30.1).**

PET DEPOSIT (REFUNDABLE, \$)

NON-REFUNDABLE PET FEE (\$)

MONTHLY PET RENT (\$)

TENANT'S RESPONSIBILITIES

- Keep all listed pets current on rabies and other vaccinations required by Georgia or South Carolina law.
- License pets as required by the county or municipality.
- Keep dogs on a leash or under direct control outside of the home. Pets are not permitted to run loose in any common area, fenced yard, or shared space without supervision.
- Promptly clean up pet waste from the yard, surrounding common areas, and any McBride-managed property.
- Maintain renter's insurance with a personal liability provision that covers the pet(s). Some breeds are excluded by standard policies; if so, tenant must obtain a policy that covers the breed.
- Prevent damage to the home from chewing, scratching, urinating, or accidents. Damage exceeding normal wear is charged at move-out.
- Prevent excessive noise (sustained barking, howling) that disturbs neighbors.
- Inform the landlord in writing of any change in pet ownership (new pet, removal of pet, death of pet) within 7 days.

RESTRICTIONS

- | | |
|---|--|
| <input type="checkbox"/> Total of no more than 2 pets at the property without written approval | <input type="checkbox"/> No individual pet over 75 lbs without specific written approval |
| <input type="checkbox"/> No exotic animals (reptiles >4 ft, primates, wildlife) without specific written approval | <input type="checkbox"/> No pets prohibited by local ordinance, HOA covenant, or landlord's insurance policy |
| <input type="checkbox"/> No commercial or breeding activity at the property | |

SERVICE ANIMALS & ASSISTANCE ANIMALS

FEDERAL FAIR HOUSING — 24 C.F.R. § 100.204

Service animals trained to perform tasks for a person with a disability, and assistance animals (including emotional support animals) that provide disability-related support, are **not pets** under federal fair housing law. They are not subject to this addendum, are not subject to pet deposits or pet rent, and are not restricted by the size, breed, or species limits above. A tenant requesting accommodation for a service or assistance animal should submit the request in writing; landlord will respond in accordance with HUD guidance.

BREACH

Any violation of this addendum is a violation of the lease and may result in: (a) written notice to cure, (b) charges for any damage or cleaning required, (c) revocation of pet privileges and a requirement that the pet be permanently removed from the property within a

reasonable time, or (d) lease termination under the procedures in the lease and applicable law. Tenant is responsible for any third-party claims arising from the pet's behavior, including but not limited to bites and injuries to neighbors or guests.

SIGNATURES

TENANT

SIGNATURE

DATE

PRINTED NAME

LANDLORD / PROPERTY MANAGER

SIGNATURE

DATE

PRINTED NAME

This addendum is governed by the lease and by applicable state law — Georgia: O.C.G.A. § 44-7; South Carolina: S.C. Code § 27-40. It does not waive any tenant right under the Federal Fair Housing Act, the Americans with Disabilities Act, or the Servicemembers Civil Relief Act. Any conflict between this addendum and applicable law is resolved in favor of the law.