

Bondurant Realty Corporation
Realtors • Builders • Developers • Property Managers
1300 E. Main Street • Radford, Virginia 24141
540-639-9672

PET ADDENDUM

No aggressive breed dogs are permitted: *including but not limited to Pit Bull, Rottweiler, German Shepard, Husky (Siberian), Malamute, Doberman Pinscher, Chow Chow, Any Wolf-dog Hybrid.* This also includes any dogs mixed with the above mentioned breeds.

Resident, _____, and Resident’s Guarantor, agree to be fully responsible for all costs relative to maintaining a pet on the premises located at _____, Radford, VA, 24141, including, but not limited to:

- Any and all damage to the dwelling caused by pet (including carpet damage caused by ripping, shredding, flea infestation, defecation, or urination)
- Flea treatment/pest control
- Injury to other residents, guests, employees and subcontractors of Bondurant Realty Corporation caused by the pet
- Any liability claim relative to said pet and all expenses related to litigation and/or settlement
- Damage to shrubbery and the grounds that are attributable to said pet

It is expressly understood that:

- Pet must not exceed 25 lbs fully grown. Residents with larger animals **must** receive prior permission from Owner.
- Owner requires that the pet be caged or removed from the premises when Bondurant Realty Corporation has notified any of the residents in regards to showings, maintenance work, and/or repairs.
- Renter’s insurance with liability coverage up to at least \$300,000.00 will be required to include the pet. The tenant must have their insurance provider **name the Owner and Bondurant Realty as additional insureds**, and provide evidence of said insurance to Bondurant Realty, as well as any subsequent changes in coverage, including cancellation notices. (Note: If tenants are covered under their parents’/guarantors’ homeowner policies, the Owner and Bondurant Realty should be named as additional insureds on that policy, and evidence of the required coverage must be provided to Bondurant Realty.)
- If the pet is a dog, it will be “walked” away from the dwelling and grounds and feces will be scooped up and disposed of in a closed container. Also, once outside, the dog will ALWAYS be on a leash.
- If the pet is the subject of a complaint to Bondurant Realty because of noise or aggressiveness, non-compliance with “scooper” requirements or Radford City Codes, or any other annoyance, the resident and/or guarantor will permanently remove the pet from the premises within 72 hours of notification of said complaint.
- Pet shall not be left unattended outside the dwelling unit (on balconies, decks, ect.).

Before pet may be kept on property, the following items must be presented to Bondurant Realty Corporation:

- a.) A \$400.00 NON-REFUNDABLE fee.
- b.) Records of inoculations of the pet and a pet license issued from the City of Radford.
- c.) A copy of the declaration page from the tenant’s rental insurance policy.

Resident (Owner)

Date

Guarantor

Date

Resident’s Phone Number

Guarantor’s Daytime Phone Number

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Pet Information:

PET'S NAME _____

WEIGHT _____

BREED/DESCRIPTION _____

I am a resident of the aforementioned dwelling and I desire to have said pet occupy the residence under the conditions listed above and also agree to any damage charges that may arise due to the pet.

All residents must sign in agreement:

Resident

Resident

Resident

Resident

Pet Owner

Bondurant Realty Representative

Date

OFFICE USE ONLY:

Upon execution of this agreement by all parties, this "Pet Addendum" shall become a part of the lease and governed by all terms and conditions of that lease, dated _____, between _____ (Owner) and _____, _____ (Residents).

Office Use: Bondurant Realty has received the following, in addition to the pet addendum:

_____ \$400.00 NON-REFUNDABLE fee

_____ Insurance Declaration Page

_____ Vet Records

_____ City Tag

_____ BRC Rep