

# PARK WEST

## STOCKDALE RIVER RANCH

A FULLER APARTMENT HOMES COMMUNITY

250 S. Heath Road, Bakersfield, California 93314  
(661) 584-4868 • ParkWest@fah.com • ParkWestBakersfield.com

### PET ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement, dated <<TodayLong>>, between Park West at Stockdale River Ranch LLC "Landlord", and <<al occupants>>, "Resident" for the premises located at: <<propaddr2>> <<unitcode>> <<propcity>>, <<propstate>> <<propzip>>

1. The Rental/Lease Agreement provides that without Landlord's prior written consent, no Pets shall be allowed in or about the premises.
2. Landlord consents to Resident keeping the Pet described here as a Pet.

Type	Weight	Age	Color	Pet's Name	Breed	Gender	Sprayed/ Neutered	Service/ Assistive Animal

3. In the event of default by Resident of any of the terms in this Addendum, Resident agrees, within three days after receiving written notice of default from Landlord, to cure the default or vacate the premises.
4. Resident agrees to comply with all ordinances, regulations and laws applicable to the Pet described above.
5. Resident agrees to notify Landlord if Pet no longer resides at the premises.
6. Pet  must be or  need not be spayed or neutered. (Check one).
7. If Pet is a fish, the water container shall not be over 30 gallons and will be placed in a safe location in the unit.
8. Use of areas not in the exclusive possession of the Resident (such as walkways, stairwells, parking lots, grassy areas, or other interior or exterior common areas) for defecation and urination is prohibited unless specifically authorized by Landlord in writing. The Pet may not be allowed to urinate or defecate on any unprotected carpet or flooring inside the dwelling. Any Animal waste shall be disposed of promptly and properly, by the Resident or someone at the Resident's direction and expense. Resident must provide and maintain an appropriate litter box, if applicable.
9. The Pet shall be fed and the food stored in a way that does not attract pests or cause damage.
10. Resident shall be responsible for any cleaning in common areas necessitated by the Pet, i.e., dirty footprints.
11. Resident shall prevent fleas or other infestation of the rental unit or other property of Landlord and may be held liable for costs associated with any necessary remediation.
12. The Pet shall be on a leash, in a carrier, and under Resident's supervision and direct control at all times. The Pet may not wander or be left unattended on the grounds or in common areas. Domestic rodents, reptiles and amphibians, or birds, if allowed, must remain caged at all times.
13. Resident shall not permit Pet to, and represents that Pet will not cause any damage, nuisance, or cause justified complaints, from any other resident, guest, or the public. For example, Pet may not make excessive noise, threaten injury or unwanted contact with others (i.e., jumping and lunging), bite, injure or contact others, cause any property damage, or engage in any other aggressive behavior.
14. If the Pet is neglected or unattended, it will be reported to animal control, and any resulting costs will be Resident's responsibility.

15. In the event that Landlord, contractor, or maintenance personnel need access to the unit, Resident shall ensure that the Pet will be appropriately confined or restrained so as not to create a threat or interfere with the task being performed.
16. Resident shall be liable to Landlord for all damage or expenses incurred by or in connection with Pet, and shall hold Landlord harmless and indemnify Landlord for any and all damages or costs in connection with Pet.
17. Resident shall deposit with Landlord an additional amount of <<petdep>> as an increase to the existing security deposit. The itemized disposition accounting for deductions from that deposit and any remaining deposit will be provided in accordance with California law, after the possession of the unit is returned to the Landlord.
18. Resident shall pay a monthly non-refundable pet rent of <<petrent>> (\$35.00 per pet) which is due in advance on the 1<sup>st</sup> day of each and every month. Any partial month shall be prorated at the amount of 1/30th of the monthly rent per day.
19. Renter's Insurance (check one):
  - Resident is encouraged, but not required to carry renter's insurance to cover damages caused by Pet.
  - Resident is required to maintain renter's liability insurance for the benefit of the Landlord and the Resident throughout the duration of the tenancy as specified below. Resident must provide proof of such insurance to the Landlord on demand.
    1. Coverage of at least \$ \_\_\_\_\_ in personal liability (bodily injury and property damage) for each occurrence;
    2. The premises listed above must be listed as the location of the Resident insured.
    3. Owner is listed as Certificate Holder (i.e., a person entitled to proof of insurance).
    4. The carrier must provide 30-days' notice of cancellation, non-renewal or material change in coverage to the Landlord.
    5. Resident must obtain insurance:  within 30 days of the inception of the tenancy  prior to occupancy  by \_\_\_\_\_. (date)

Failure to comply with this requirement is a material violation of the Rental/Lease Agreement.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing.

\_\_\_\_\_  
<<prfirstlast>>

\_\_\_\_\_  
<<occname1>>

\_\_\_\_\_  
<<occname2>>

\_\_\_\_\_  
<<occname3>>

Park West at Stockdale  
River Ranch LLC  
Landlord  
250 S. Heath Road  
Bakersfield, CA 93314

by \_\_\_\_\_  
Juana Guardado,  
Individual Signing  
For Landlord

Fuller Apartment Homes, Inc.  
Agent for Landlord  
Management Co.

\_\_\_\_\_  
Date