Hancock
PROPERTIES, INC.

160 Fawn Drive
Athens, GA 30605
(706) 552-3500 (P)
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ADDENDUM TO RENTAL AGREEMENT: PET ADDENDUM

This agreement made this _____ day of _____, 20____. Hancock Properties ("Management") and _____ ("Resident"), residing at _____, will sign this Addendum to cover the special obligations and needs entailed in keeping a pet at a Hancock Properties community. No resident is permitted to have a pet without having signed this addendum. Residents are allowed to keep a pet only under the following terms and conditions, and management shall have the right to terminate the Resident's rental agreement or terminate resident's right of possession for a violation of this Addendum. Resident is not permitted to add or substitute pets for those described below without prior written consent of Management. Please keep in mind that "dog sitting" or visiting pets are not permitted.

Only common domestic pets are permitted. Exotic, vicious, dangerous or potentially dangerous animals are not allowed. Management reserves the right to limit or refuse any pet based on the number and types of pets you have in your unit. Residents are expected to know the needs of their pets and carefully supervise all aspects of the pet's life.

DESCRIPTION OF PET(S): Please list the following information: (Attach photograph)

Name:_____**Type:**_____**Breed:**_____**Age**:_____**Weight**:_____

Additional Conditions:

1. TERM: The term of this Addendum shall be the same as that specified in the above referenced rental agreement.

2. REMOVAL: Management shall have the right to require Resident to remove the pet from the Resident's unit and from the community for a violation of this addendum, in addition to the remedy of terminating the rental agreement.

3. FEES AND SECURITY DEPOSITS: Resident agrees to pay the following charges, fees and/or deposit, as indication, all of which are in addition to those specified in Paragraph 4 of the Rental Agreement. Resident acknowledges and agrees that pets generally cause damages to flooring, carpeting, walls, and doors which exceed normal wear and tear.

Additional Rent. Resident shall pay $_____ per month as additional rent, which is due on the first day of each month along with the rent specified in Paragraph 4 of the Rental Agreement. A late fee of 10% shall be incurred on all charges paid after the fifth day of the month. No Exceptions. Late fees are due at the time of payment.

4. REPAIRS: Resident acknowledges and agrees that the above rent, fees, and deposit do not constitute liquidated damages and are not a limit on the amount of damages, repairs, pesticide treatment, and cleaning fees which may come due. Resident is responsible for payment of any replacement of carpeting, flooring, subflooring and flea treatments, shampooing, or deodorization.

5. INSURANCE AND INDEMNIFICATION: Resident will be responsible for purchasing a renter's insurance policy which provides for liability insurance that covers any claims caused by said pet(s), including but not limited to Resident's negligence in failing to supervise and control said pet which results in property damage or personal injury to other residents, occupants, guests, invitees, management staff, or management's vendors who supply goods and services to the property. Resident shall indemnify and hold harmless Management from all claims and damages caused by said pet or Resident's ownership or maintenance of said pet. Management must be notified before approval, of pet having a previous bite history.

6. PET RULES AND REGULATIONS:

a) All pets must be at least one (1) year old. You may need to bring proof of each pet's age when bringing the pet in for approval. A certificate from your veterinarian or ownership papers are acceptable.

b) Animals with a previous bite history or potentially fierce breed of dogs will not be allowed. Any pet reported to attack or bite will be subject to immediate and permanent removal from your unit, and you may be faced with the possibility of eviction. Complaints about pets will be logged in the unit file. Numerous complaints may also result in removal of said pet(s).

c) Resident shall control and prevent pet from barking or other behavior which disrupts or interferes with other resident's quiet enjoyment of their premises or disrupts management in carrying out its day-to-day business on the property. Resident shall not allow or permit their pet to attack or bite any other person or pet.

d) Resident shall feed, water, clean, care, and supervise their pets at all times. In the event Management discovers that Resident's pet appears to be abandoned, neglected, abused, unattended, unsupervised, causing damage to the unit or the community, or in need of emergency or veterinary treatment, Resident grants Management the right to take such steps as Management in its discretion deems necessary to protect the animal, protect other persons, and prevent damage to property, including, but not limited to, entry into resident's unit and removal of the animal from the community and delivery of the same to the county animal control department, The Humane Society, a veterinarian, or a temporary or permanent foster home.

e) Resident shall maintain all pets on a leash, at all times when the animal is outside the unit or on any portion of the community. Pets are not permitted to run free or unleashed around the property. All leash laws apply. Pets are not permitted to be left outside unattended. Fences, pet runs, pet doors and dog houses are not permitted.

f) All pets shall be properly licensed and must display the proper tags and identification to show that they have received proper vaccinations and treatment for rabies or transmittable diseases. Dogs and cats shall have a collar with a tag showing the name, phone number and address of its owner.

g) Resident shall be responsible for cleaning up all pet feces and disposing of the same in a clean, sanitary manner. Resident shall not permit any pet excrement or urine on common area hallways, steps, or walkways. Resident shall not allow pet excrement or urine to damage landscaping, flowers, shrubs, or grass. Pets must be walked only in designated "Pet Areas" or, if none, in natural, wooded areas surrounding or off the community property.

h) Pets shall not be tied or tethered to buildings, patios, balconies, landscaping, trees, stakes, or any portion of the community common area or grounds.

By signing below, my roommates are in agreement to having this pet. However, I understand that I am fully responsible for any damages made by my pet. Any violations of the afore mentioned Rules and Regulations may result in eviction. Therefore, the remainder of the lease/additional pet rent will be due at the time of eviction.

_____ _____

Responsible Resident Date Hancock Properties Representative Date

Remaining Roommates Signatures: (1) _____

(2) _____

(3) _____