

STRAGO PROPERTIES LLC

Straightforward management. Transparent pricing. Real partnership.

PET AGREEMENT AND ADDENDUM

Property Address: _____ Unit: _____

1. Purpose and Incorporation

This Pet Agreement and Addendum (the "Addendum") is entered into by Strago Properties LLC, as agent for the owner (the "Manager"), and the resident or residents named on the lease (the "Resident"). This Addendum is incorporated into and made part of the lease for the property identified above (the "Lease"). Except as modified by this Addendum, all terms of the Lease remain in full force. If any term of this Addendum conflicts with the Lease, this Addendum controls as to pets.

2. Approved Pets

No pet or animal of any kind may be kept on the property without the prior written approval of the Manager. A pet that is approved and described below is the only pet authorized under the Lease. Bringing an unauthorized pet onto the property, or harboring a pet for another person, is a material violation of the Lease.

Approved pet or pets:

Type / breed: _____ Name: _____ Weight: _____ Age: _____

_____ Type / breed: _____ Name: _____ Weight: _____ Age: _____

3. Pet Charges

Manager charges the following for each approved pet. All charges are stated in advance, with no hidden costs. Amounts are set per property and are confirmed in the Lease.

Charge	Amount	Refundable
Pet deposit (per pet)	\$300.00	Yes, less any pet-related damage
Monthly pet rent (per pet)	\$35.00	No
One-time pet fee (per pet)	\$0.00	No

The pet deposit is held with the security deposit and is applied only to pet-related damage. Pet rent is due with monthly rent and is subject to the same late terms. Charges do not limit the Resident's liability for damage that exceeds the deposit.

4. Resident Responsibilities

1. Keep the pet under control at all times and on a leash in all common and outdoor areas.
2. Remove and dispose of all pet waste promptly, inside and outside the unit.
3. Maintain current vaccinations and any license or registration required by Brazos County or the City of College Station.
4. Prevent noise, odor, or behavior that disturbs neighbors or interferes with their use of the property.
5. Never leave the pet unattended for a period long enough to create a risk to the pet, the property, or others.
6. Carry renter insurance with animal liability coverage if requested by the Manager, and provide proof on request.

5. Restrictions

1. Weight and number: no more than two pets per unit, and no individual pet over the weight stated in the Lease, unless approved in writing.
2. Restricted breeds: certain breeds may be excluded where required by the property insurer. The Manager will identify any excluded breeds before approval.
3. Areas: pets are not permitted in any area designated by the Manager as off-limits, and may not be tethered in common areas.
4. No breeding, and no commercial activity involving animals, is permitted on the property.

6. Damage, Liability, and Indemnity

The Resident is responsible for the full cost of repairing any damage caused by a pet, including damage to flooring, walls, landscaping, and fixtures, and including the cost of cleaning, deodorizing, and pest treatment. These costs are charged regardless of the pet deposit amount and survive the end of the Lease. The Resident agrees to indemnify and hold harmless the Manager and the owner against any claim, injury, or loss arising from the pet.

7. Assistance Animals

Service animals and assistance animals are not pets. A request to keep an assistance animal as a reasonable accommodation under the federal Fair Housing Act and the Texas Fair Housing Act is handled separately from this Addendum. The Manager does not require a pet deposit, pet rent, pet fee, or breed or weight restriction for an approved assistance animal. The Resident remains responsible for any damage the animal causes and for the animal's conduct on the property. A Resident who needs an accommodation should contact the Manager.

8. Violations and Remedies

Keeping an unauthorized pet, or failing to follow this Addendum, is a material breach of the Lease. The Manager may require removal of the pet, assess charges for any resulting damage or cleaning, and pursue any remedy available under the Lease and Texas law, including termination of the Lease, after any notice required by law.

9. Acknowledgment

The Resident has read this Addendum, agrees to its terms, and confirms that the information provided about the pet is accurate.

Resident signature

Date

Resident signature

Date

Strago Properties LLC, as agent for owner Date