



**VACATION RENTAL AGREEMENT PET ADDENDUM BETWEEN**

**Owner/Agent:** Bugg Properties, LLC

**Tenant(s):** \_\_\_\_\_

**Premises:** The Bugg House  
428 33<sup>rd</sup> Street  
Sunset Beach, NC 28468  
(Brunswick County)

**Term:** For Peak Season Rentals (weekly only)  
Begins: Sunday, \_\_\_/\_\_\_/\_\_\_ after 4:00 PM EST  
Ends: Sunday, \_\_\_/\_\_\_/\_\_\_ before 10:30AM EST

For Off Season Rentals (weekly only)  
Begins: \_\_\_/\_\_\_/\_\_\_ after 4:00 PM EST  
Ends: \_\_\_/\_\_\_/\_\_\_ before 10:30AM EST  
Total Nights: \_\_\_ nights

- 1. **Pets:** Tenant is allowed to have no more than two, (2) small, well behaved, non-destructive, non-dangerous, potty trained dogs as pets on the Premises during Tenancy. The Owner reserves the right to request pet references and/or photos and to not allow tenancy with a pet for any or no reason at all. Please list the name, age, weight and breed for any dogs staying at the property during the rental period.

	DOG 1	DOG 2
<b>NAME</b>		
<b>AGE</b>		
<b>BREED</b>		
<b>WEIGHT</b>		

- 2. **Dangerous Dogs:** Under no circumstances shall a dog of the following breeds be allowed on the Premises: Akita, Alaskan Malamute, Chow Chow, Doberman Pinscher, German Shepherd, Pit Bull, Presa Canario, Rottweiler, Siberian Husky, Staffordshire Bull Terrier or Wolf hybrid (Wolfdog.) By signing this Pet Addendum, tenant pledges to Landlord that the pet(s) listed above have no history of attacking and/or harming other people or animals. Furthermore, Tenant hereby agrees to indemnify Landlord from any liability to third parties which may result from Tenant's keeping of such pet(s).

- 3. **Removal of Undesirable Pets:** Landlord reserves the right to demand that a pet previously allowed under this Pet Addendum be removed within 36 hours of verbal notice if Landlord believes that the pet is dangerous or a nuisance to others or is simply "undesirable." Such action shall NOT change any other terms of the Vacation Rental Agreement. (Note: Reasons for the removal of a pet could include but are not limited to: excessive barking, property damage, or fear of the pet by neighbors or other vacationers.)

Tenant(s) \_\_\_\_\_



Owner/Agent \_\_\_\_\_



Updated 6-20-10

4. **Non-Refundable Pet Fee:** A Non-Refundable Pet Fee of \$\_\_\_\_\_ shall be charged for "Pet Friendly" rentals. Tenant acknowledges that the amount of the Pet Fee is reasonable and agrees that the Landlord shall not be required to refund the Pet Fee in whole or in part. Tenant agrees to reimburse Landlord for any primary or secondary damages caused thereby whether the damage is to the Premises or to any City/Town, or neighbor's property.
5. **Clean up after your Pet:** Tenant(s) are expected to clean up after their dog(s) during and following the rental period. This includes but is not limited to removing all feces and filling any holes dug.
6. **Town Ordinances:** Sunset Beach town ordinances do not allow dogs on the beach from Memorial Day through Labor Day from 8am through 6pm. The Police department and Sunset Beach patrol strictly enforce a leash law, poop bag law, and the hours/times that dogs are allowed on the beach and will impose fines without warning.
7. **Fencing:** 428 33<sup>rd</sup>. Street has a fenced in rear yard with gates to the driveway, rear, and side yards. The rear, front and roof top decks are INCLUDED in the fenced in area. It should be noted that the ground is sandy and that it is possible for a dog to dig under the fence and escape. Additionally, please note that the slats on the upper decking are wider than current building code. The Landlord is NOT responsible for injury, loss, or fines incurred if a dog falls from the decking/roof and/or escapes from the Premises.
8. **Noise:** Sunset Beach is a small quiet island. An unattended barking dog can result in a fine from the local Police department and can be a nuisance to neighbors and other renters. Dogs are to be kept quiet and are not to be left unattended outdoors.
9. **Breach:** Tenant's breach of any provisions in this Addendum may be considered material, and can result in the termination of the Tenant's tenancy.

**Tenant (s):**

\_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Printed Name \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Printed Name \_\_\_\_\_

**Owner/Agent:**

\_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Jeannette or Robert Bugg, Manager, Bugg Properties, LLC

*Bugg Properties, LLC makes no representation as to the legal validity or adequacy of any provision of this form in any specific transaction.*

*Bugg Properties, LLC does not discriminate in the sale, lease or rental of housing, or make housing otherwise unavailable, because of race, color, religion, sex, handicap, familial status, or national origin. Bugg Properties, LLC ABSOLUTELY discriminates against dangerous, poorly behaved, destructive, barking, or non-potty trained dogs.*



Tenant(s) \_\_\_\_\_

Owner/Agent \_\_\_\_\_