

Pet Addendum

(Addendum to Lease Agreement)

THIS PET AGREEMENT is hereby attached to and made a part of the Rental Agreement dated _____, 20__ by and between the Landlord

and

_____, the Tenant, for the premises

located at

_____.

WHEREAS, the Tenant desires to keep a certain pet described below on the said premises and the Rental Agreement specifically prohibits allowing pets on the premises; the Rental Agreement is hereby amended to grant such permission to the Tenant. In exchange for this permission, the Tenant agrees as follows:

1. To deposit with the Owner/Agent a "Non-refundable Pet Fee" in the amount of **\$400.00** per pet, which shall be held as security for the faithful performance of this pet Agreement.
2. To keep the pet from causing any annoyance or discomfort to others and to immediately remedy any complaints concerning the pet.
3. To keep the pet from damaging any property belonging to the Owner or others.
4. To immediately pay for any injury, damage, loss, or expense caused by the pet (In this regard, it is expressly understood that at no time shall the Tenant apply any part of the Pet Deposit towards such amounts due, but rather, the Tenant shall make restitution immediately and separately from the Pet Deposit. It is further understood that such restitution shall be made over and above any rent paid in accordance with Item #1 of this Pet Agreement.)
5. To keep the pet under control at all times.
6. To keep the pet restrained, but not tethered, when it is outside of the dwelling.
7. Not to leave the pet unattended for any unreasonable periods.
8. To hold the Landlord and any Agent harmless from all liability arising from the Tenant's ownership or keeping of the pet, including but not limited to any liability resulting from turning said pet over to local pet policing authorities should the pet be found unsupervised.
9. To dispose of the pet's droppings properly and quickly. Including yards, community spaces and park areas.
10. To provide to the Agent a picture of the above-named pet(s).
11. To ensure that pet will wear the appropriate Local Animal License, and tag bearing the owners name and phone number. All licenses and tags must be kept current.
12. Tenant agrees to control flea infestation and will exterminate if necessary, and upon demand, in any and all areas affected with full cost to be paid by tenant.
13. Tenant agrees that the Landlord and any Agent will not be responsible for the injury, harm, or death of the animal, and agrees to hold Owner and Agent harmless for any damages suffered as a result of any harm caused on the animal or by the animal upon another person, guest or employee. Tenant shall be responsible for the entire amount of all damages caused by the pet

as well as the entire amount of any injury to individuals or property. Tenant is encouraged to obtain a Pet Liability Policy that can be added as a rider to most renter insurance policies.

14. Pet shall not create any conflict or disturbance with others and will not threaten any physical harm to anyone.
15. The Pet must be kept in good health and safety at all times including proper care, veterinary services if or when needed and when applicable to ongoing health requirements.
16. Flooring must be professionally cleaned at the end of Tenancy. Invoices and proof of payment must be provided otherwise a recleaning charge will be applied.
- 17. All pets must be spayed or neutered. Absolutely NO breeding allowed.**

The permission granted herein shall be limited to the pet(s) named _____ and described as follows:

1.Type of Pet: _____ Breed: _____

Color: _____ Full-grown Weight: _____

Full-grown Height: _____ Age: _____ Sex: _____

Neutered: Yes No (we do not allow in tack animals) Declawed: Yes No

2.Type of Pet: _____ Breed: _____

Color: _____ Full-grown Weight: _____

Full-grown Height: _____ Age: _____ Sex: _____

Neutered: Yes No (we do not allow in tack animals) Declawed: Yes No

Should the Tenant fail to comply with any part of this Pet Agreement, the Landlord reserves the right to revoke permission to keep the pet- In such event, the Tenant agrees to permanently remove the pet from the premises within 48 hours after receiving written notice thereof from Landlord; failure to comply with same shall be grounds for immediate termination of the Rental Agreement.

I ACCEPT FINANCIAL RESPONSIBILITY FOR THE ENTIRE AMOUNT OF ANY DAMAGES OR INJURY TO PERSONS OR PROPERTY THAT MAY OCCUR BECAUSE OF MY PET. I UNDERSTAND THAT VIOLATIONS OF ANY OF THESE RULES MAY BE GROUNDS FOR REMOVAL OF MY PET AND/OR TERMINATION OF MY TENANCY.

THIS AGREEMENT is made in duplicate on this ____ day of, _____ 20____

Tenant

Landlord or Agent

Tenant