

## PET ADDENDUM

THIS AGREEMENT is attached to an made a part of the Residential Lease Agreement dated \_\_\_\_\_, by and between \_\_\_\_\_ ("Lessee") and \_\_\_\_\_ ("Lessor"), for the Property located at: \_\_\_\_\_

Tenant desires to keep a certain pet described below on the property. The Residential Lease Agreement is hereby amended by this Pet Addendum to grant such permission to the Tenant. In exchange for this permission, the Tenant agrees as follows:

### PET FEES:

Lessee, upon execution of this addendum, will pay Lessor \$ \_\_\_\_\_ as one-time non-refundable payment.

Other: \_\_\_\_\_

### PET RULES:

Lessee agrees as follows:

1. To keep the pet from causing any annoyance or discomfort to others and to immediately remedy and complaints concerning the pet;
2. To comply with all applicable statues, ordinances, restrictions, owners' association rules and other enforceable regulations regarding any pet;
3. To ensure shall not create any conflict or disturbance with others and will not threaten any physical harm to anyone;
4. To keep the rabies shots of any pet current;
5. To confine any pet that is a dog or cat, when outside, by fences or on leashes under Lessee's control and to confine any pet other than a dog or cat in appropriate cages at all times;
6. To keep the pet under control at all times;
7. To promptly remove any pet waste from the Property, including all living areas, garages, storage areas, yards, porches, patios, courtyards, decks;
8. To keep the pet from damaging any property belonging to the landlord or others;
9. 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 Fee towards such amounts due, but rather, the Tenant shall make restitution immediately and separately from the Pet Fee. It is further understood that such restitution shall be made over the above any rent or security/cleaning deposit paid in accordance with the lease;
10. To hold the Landlord harmless from all liability resulting from the Landlord turning said pet over to local pet policing authorities should the pet be found unsupervised;
11. To control flea infestation and will exterminate if necessary, and up demand, in any and all area affected with full cost to be paid by tenant;

### ACCESS:

Tenant must remove or confine any pet at any time that pet is likely to limit or prohibit Lessor or other persons access to Premises as permitted by the lease.

INDENFICATION OF PET:

The permission granted in this Pet Addendum shall be limited pets described as follows: **\*Please attach a recent photo/video of the pet.**

Type of Pet:  DOG /  CAT

Breed	_____	Color	_____
Weight:	_____	Height	_____
Full Grown:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Full Grown size	_____
Neutered:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Declawed	<input type="checkbox"/> Yes <input type="checkbox"/> No
SEX:	<input type="checkbox"/> MALE <input type="checkbox"/> FEMALE	Pets Name	_____

DISCLOSURE CONCERNING PETS:

Is the Lessee aware of whether any pets described under this addendum has ever bitten or injured another person?     YES     NO

If Yes, Explain \_\_\_\_\_

Is the Lessee aware of whether any pet described under this addendum has any propensity or predisposition to bite or injure someone?     YES     NO

If Yes, Explain \_\_\_\_\_

Tenant agrees that Landlord will not be responsible for the injury, harm, or death of the animal, and agrees to hold Landlord 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.

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

THIS AGREEMENT is made on this \_\_\_\_\_ day, month of, \_\_\_\_\_, Year \_\_\_\_\_

Lessor  
\_\_\_\_\_  
\_\_\_\_\_

Lessee  
\_\_\_\_\_  
\_\_\_\_\_

