

Pet Addendum

THIS AGREEMENT is attached to and made a part of the Residential Lease Agreement by and between _____ ("Lessee") and _____ ("Lessor")., for the Property located at _____.

Owner Name:		Pet Name:
Breed:	☐ Cat ☐ Dog ☐ Other	Weight & Height:
Color:	Age:	☐ Male ☐ Female
Neutered/Spayed? ☐ Yes ☐ No	Cats Only: Declawed? ☐ Yes ☐ No	☐ Indoor ☐ Outdoor

Pet Fee: \$

1. **PERMISSION:** Owner grants permission to Tenant to keep the Pet, and no others, on the Premises, subject to the terms and conditions of the Lease and this Addendum. Owner may revoke permission at any time if Tenant fails to comply with any of the terms of the Addendum or Lease.

2. **PET FEE:** Tenant has paid the Pet Fee as a non-refundable fee to induce Owner to grant permission for the Pet. Tenant understands that Pet Fee will not be refunded, even if the Pet is subsequently removed from the Premises or if there is no damage to the Premises at the end of the Term.

3. **PET RULES:** Lessee agrees as follows:

- A. To keep the pet from causing any annoyance or discomfort to others and to immediately remedy any complaints concerning the pet;
- B. To comply with all applicable statutes, ordinances, restrictions, owners' association rules and other enforceable regulations regarding any pet;
- C. To keep rabies and other necessary shots of any pet current;
- D. 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;
- E. To keep the pet under control at all times;
- F. To promptly remove any pet waste from the Property, including all living areas, garages, storage areas, yards, porches, patios, courtyards, decks;
- G. To keep the pet from damaging any property belonging to the Landlord or others;
- H. 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 and above any rent, fee or deposit paid in accordance with this pet addendum;
- I. To hold the Landlord harmless from all liability arising from the Tenant's ownership or keeping of the pet, including but not limited to any liability resulting from the Landlord turning said pet over to local pet policing authorities should the pet be found unsupervised or abandoned;
- J. To prevent and 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;

Pet Addendum

4. **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.

5. **DISCLOSURE CONCERNING PETS:**

A. Is the Lessee aware of whether any pets described under this addendum have ever bitten or injured another person?

☐ Yes ☐ No

If yes, Explain, _____

B. Is the Lessee aware of whether any pets described under this addendum have any propensity or predisposition to bite or injure someone? ☐ Yes ☐ No

If yes, Explain _____

Should the Tenant fail to comply with any part of this Pet Addendum, 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 Property within 48 hours of receiving written notice thereof from the Landlord; failure to comply shall be grounds for immediate termination of the Residential Lease Agreement. Any default under this Addendum shall constitute a default under the Residential Lease Agreement.

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 or guest. 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. 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 on this _____ day of, _____ 2015.

X _____

Tenant Signature

X _____

Property Owner/Manager Signature

Residential Lease Agreement Attached?

Yes

No