

Pet Addendum

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

Tenant desires to keep a certain pet described below on the Property and the Residential Lease Agreement specifically prohibits allowing pets 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 AND DEPOSITS:

The monthly rent in the lease is increased to \$ _____ for the remainder of the lease term regardless of whether the pet remain on the premises. If the pet is no longer on the premises, Lessee may request that rent be adjusted back to the base rent stated in the rental agreement, however Lessor first has the right to inspect the premises. Any rental adjustment must be made in writing.

On or before the date the pet moves into the property, Lessee will pay the Lessor an additional pet deposit of \$ _____. The pet deposit is an increase in the security deposit in the lease and is made part of the security deposit for all purpose. This increase in the security deposit is not refundable before the lease ends, even if the pet is removed. Any refund of the security deposit, including this increase, is governed by the lease terms.

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

PET RULES:

Lessee agrees as follows:

1. To keep the pet from causing any annoyance or discomfort to others and to immediately remedy any complaints concerning the pet;
2. To comply with all applicable statutes, 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 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 or deposit paid in accordance with this pet addendum;
10. 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;
11. 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;

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.

IDENTIFICATION OF PET:

The permission granted in this Pet Addendum shall be limited to a certain pet named _____ and described as follows: * Please attach a recent photo of the pet.

Type of Pet: _____ Breed: _____ Color: _____
Full-grown Weight: _____ Full-grown Height: _____
Age: _____ Sex: _____

Neutered: () Yes () No. Declawed: () Yes () No.

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 pets described under this addendum has 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 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 Property within 48 hours of receiving written notice thereof from the Landlord; failure to comply with same shall be grounds for immediate termination of 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, 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. 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, _____ 20____

Lessor's Agent

Lessee

Allison Ables, Broker
Allison Ables Property Management
As Authorized Agent for Lessor
