

PET ADDENDUM

THIS PET ADDENDUM is hereby made an integral part of the Residential Lease-Rental Agreement between _____, (Tenant) and _____, (Landlord) for that

Property identified as: _____

The provisions of this addendum do not apply if the pet is a duly certified and trained support animal for a disabled person who is a resident of the property.

The Tenant shall pay a refundable pet deposit of \$_____ (not to exceed one month's rent) which shall be held in escrow at _____.

Any pet that constitutes a nuisance or causes damage as determined by Landlord or his authorized Agent will not be permitted to remain on the property. Tenant agrees to keep all pet(s) under owner's control at all times and accompanied by an adult when outside the property or in any common areas. Tenant agrees to pick up and properly dispose of all pet waste and will curb their pet(s) away from the neighbors' property and in such a manner as not to constitute a nuisance to others. Tenant will be responsible for the cost of all repairs necessitated by damage done by the pet(s), both in the house and on the grounds. Tenant further agrees to have the property professionally exterminated for fleas with a thirty (30) day warranty and to have the carpets professionally steam-cleaned and deodorized upon vacating and show such proof of same if pets include dogs, cats or other animals that can carry fleas.

All pets capable of carrying fleas must be treated within fourteen (14) days of arrival with Veterinary approved flea treatment or other ongoing program for eliminating fleas and ticks.

Number and type of Pet(s) permitted:

Tenant

(Date)

Tenant

(Date)

Landlord

(Date)

Landlord

(Date)