

## Pet Addendum to a Rental Agreement

This pet addendum is an amendment to the lease dated \_\_\_\_\_  
between \_\_\_\_\_ and \_\_\_\_\_.  
(Resident) (Rental Manager)

1. Resident has read, understands, and agrees to abide by all applicable house policies pertaining to pets.
2. Resident has completed the Pet Application Form and has been granted permission by the managing agent to keep the pets specified under the following terms a conditions:
  - a. The pet will be allowed out of the owner's unit or yard only under the complete control of a responsible person and on a hand-held leash or in a pet carrier.
  - b. Any damages to the exterior or interior of the premises, grounds, flooring, walls, trim finish, tiles, carpeting or any stains, etc., caused by the pet will be the full financial responsibility of the resident and the resident agrees to pay all cannot be removed, then resident herby afrees to pay full expende of replacement.
  - c. The resident will permit the rental manager to professionally treat the premises including grounds (if any), for fleas and ticks and clean all carpets when the resident vacates the premises. The contractors used will be the rental manager's contractors and the cost will be competitive and borne by the resident.
  - d. The resident will provide adequate and regular veterinary care as well as ample food and water, and will not leave the pet(s) unattended for any undue length of time. Resident will diligently maintain cleanliness of litter boxes as well as pet sleeping and feeding areas. Resident will prevent pet(s) from engaging or creating excessive noise at a level that disturbs neighbors, including but limited to barking, jumping and running.
  - e. If there is reasonable cause to believe an emergency situation exists with respect to the pet(s) and if efforts to contact the resident and emergency caretaker are unsuccessful, the rental manager or the rental manager's agents may contact the animal control officer and assist in entering the resident's apartment/home. Examples of an emergency situation include suspected abuse, abandonment, fire or natural disaster or any prolonged disturbance. If it becomes necessary to board the pet(s), any and all costs incurred will be the sole responsibility of the resident.
  - f. The resident agrees to indemnify, hold harmless and defend the rental manager or rental manager's agents against all liability, judgments, expenses (including attorney's fees) or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by the resident's pet(s).
  - g. If a dispute arises out of this contract that cannot be settled through negotiations the rental manager and resident agree first to try in good faith to settle the dispute by mediation administered either by local mediator or by the American Arbitrator Association under it's commercial mediation rules.

\_\_\_\_\_  
Print Resident's Name

\_\_\_\_\_  
Print Manager/Property Owner's Name

\_\_\_\_\_  
Resident's Signature

\_\_\_\_\_  
Manager/Property Owner's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date