

# Pet Addendum to Lease Agreement

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This Pet Addendum (this "Addendum" ) is an amendment to the Lease Agreement dated \_\_\_\_\_, 20\_\_\_\_ by and between \_\_\_\_\_ ("Landlord") and \_\_\_\_\_ ("Tenant") for the premises located \_\_\_\_\_ (the "Premises").

1. Landlord agrees Tenant is permitted to keep the following pet(s) ("Tenant's Pet" ) on the Premises in accordance with this Addendum and Tenant agrees to abide by this Addendum . No other pets are allowed on the Premises without the prior consent of the Landlord. A service animal is not considered a pet.

Pet Type: \_\_\_\_\_  
Name: \_\_\_\_\_  
Breed: \_\_\_\_\_  
Color: \_\_\_\_\_  
Gender:  Male  Female  
Age: \_\_\_\_\_  
Weight: \_\_\_\_\_  
License Number: \_\_\_\_\_

Pet Type: \_\_\_\_\_  
Name: \_\_\_\_\_  
Breed: \_\_\_\_\_  
Color: \_\_\_\_\_  
Gender:  Male  Female  
Age: \_\_\_\_\_  
Weight: \_\_\_\_\_  
License Number: \_\_\_\_\_

2. Tenant agrees to the following terms:

- a. Tenant shall be responsible for Tenant's Pet at all times.
- b. Tenant will take all reasonable action to not allow Tenant's Pet from creating a nuisance, annoyance and disturbance to the other tenants and neighbors.
- c. Tenant's Pet will be kept in appropriate areas within the Premises and will not be left unattended for an undue amount of time.
- d. Tenant's Pet will be under the full control of Tenant at all times and is allowed outside the Premises only if contained in a fenced in area or restrained on a leash or in a pet carrier.

e. Tenant will clean up and properly dispose of all pet waste inside and outside the Premises including any and all common areas.

f. Tenant will comply with all applicable community association rules, statutes, local ordinances, rules and regulations.

g. Other: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Tenant shall be liable for any damage, loss or injury caused by Tenant's Pet. Tenant will pay all costs to repair, clean or replace any damage to the Premises including but not limited to carpets, floors, tiles, walls, doors, screens, windows, blinds, drapes, cabinets, landscaping and fences.

4. Pet Fee (Check one)

Tenant will pay a (Check one)  refundable  non-refundable pet fee in the amount of \$\_\_\_\_\_ in addition to other fees required by the Lease Agreement.

Tenant will NOT pay a pet fee in addition to other fees required by the Lease Agreement.

5. Pet Deposit (Check one)

Tenant will pay a pet deposit in the amount of \$\_\_\_\_\_ in addition to the security deposit required by the Lease Agreement. The pet deposit will be refunded at the end of the Lease term even if Tenant's Pet is removed prior to the end of the term.

Tenant will NOT pay a pet deposit in addition to the security deposit required by the Lease Agreement.

6. Pet Rent (Check one)

Tenant will pay (Check one)  weekly  monthly  annual pet rent in the amount of \$\_\_\_\_\_ in addition to the rent required by the Lease Agreement.

Tenant will NOT pay rent in addition to the rent required by the Lease Agreement.

7. Pet Insurance (Check one)

Tenant will maintain renters insurance that includes damage and liability coverage for pets for any property damage or bodily injury caused by the acts of Tenant's Pet. Tenant is required to maintain this renters insurance for the entire length of the Lease term. Landlord may request proof of renters insurance at any time. (Check all that apply)

The insurance must have a minimum coverage of \$\_\_\_\_\_.

The insurance must name \_\_\_\_\_ [Landlord] as an additional insured.

The Tenant is NOT required to maintain renters insurance that includes damage and liability coverage for pets for any property damage or bodily injury caused by the acts of Tenant's Pet.

8. Tenant shall indemnify, hold harmless and defend Landlord against any and all liabilities, judgments, actions, suits, costs, expenses, losses or claims by third parties for injury to a person or damage to property caused by Tenant's Pet.

9. Tenant agrees to remove Tenant's Pet immediately and permanently upon Landlord's written demand if Landlord determines Tenant has violated any provision in this Addendum.

Except as set forth in this Addendum, all other terms and conditions of the Lease Agreement remain unchanged and shall continue in full force and effect.

SIGNATURES

\_\_\_\_\_  
Landlord

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date