

PET ADDENDUM

(Rental Property Full Address)

This document is an Addendum and is part of the Rental/Lease Agreement, dated _____ between

(Name) (Owner/Agent) and _____ (Tenant Names) _____ (Tenant)

Tenant desires to keep a pet described below on the above mentioned Property. The Lease Agreement specifically prohibits allowing pets on the Property. The Lease Agreement is hereby amended by this Pet Addendum to grant such permission to the Tenant(s). In exchange for this permission, the Tenant(s) agrees as follows:

1. Tenant(s) agrees to obtain and maintain "Renter's Insurance", to include coverage of damage to property", immediately, and supply a copy of said policy to Landlord prior to taking possession of premises. Landlords must be added as "Additional Insured" to the policy. Landlords Information: (Landlord Names and full address).
2. To keep the pet from causing any annoyance or discomfort to others and to immediately remedy any complaints concerning the pet.
3. To keep the pet from damaging any property belonging to the Landlord or others.
4. To immediately pay for any injury, damage, loss, or expense caused by the pet.
5. To keep the pet under control at all times.
6. To keep the pet restrained, but not tethered, when it is outside of the dwelling.
7. Not to leave the pet unattended for any unreasonable periods.
8. 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.
9. To dispose of the pet's droppings properly and quickly.
10. To provide to the Landlord a picture of the pet.
11. To insure that pet will wear the appropriate Local Animal License, a valid Rabies Tag and tag bearing the owners name and phone number. All licenses and tags must be kept current.
12. To provide the Landlord with evidence from the Veterinarian that all necessary shots are current and that the pet does not display a tendency to be aggressive or harmful.
13. Tenant(s) agrees 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.
14. Tenant(s) 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. Tenant(s) 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's Initials: _____

- 15. Tenant is encouraged to obtain a Pet Liability Policy that can be added as a rider to most renter insurance policies.
- 16. Pet shall not create any conflict or disturbance with others and will not threaten any physical harm to anyone.
- 17. If urine or other animal odor is detected, Tenant(s) will be responsible for the cost of flooring replacement and/or cleaning cost if odor can not be removed by a professional cleaning company or damages. Tenant(s) agrees to pay for having the property treated for possible flea infestation by a certified service pest control company with full cost to be paid by Tenant(s), if a pet has been seen on the property.
- 18. Tenant agrees that Landlord and not Tenant will hire a professional company to test/clean after Tenant vacates the property.

The permission granted in this Pet Addendum shall be limited to a certain pet named:

_____ and described as follows:

Type of Pet: _____ Breed: _____ Color: _____

Current Weight: _____ Current Height: _____ Full-Grown Weight: _____ Full-Grown Height: _____

Age: _____ Sex: _____ Neutered: Yes No Declawed: Yes No

Should the Tenant(s) 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(s) 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 Lease Agreement.

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.

By signing below, Tenant(s) acknowledge that they have read, understand, agree and accept the Foregoing

Date: _____

Tenant's Signature

Tenant's Signature

Tenant's Signature

Tenant's Signature

Tenant's Initials: _____