

- PET ADDENDUM -

For Use in Conjunction with Residential Lease

THIS ADDENDUM is made on _____ between _____ (Owner) and _____ (Tenant) jointly and severally, who have agreed to modify the Residential Lease (the "Lease") between Owner and Tenant dated, _____ for the Premises located at _____ as follows.

1. DEFINITIONS: Whenever the following capitalized words are used in the Addendum, they shall have the meanings shown below. All capitalized words that are defined in this Addendum and are not defined in the Lease shall have the meanings given in the Addendum.

Pet Name(s):	
Type(s):	
Colors / Descriptions:	
Breed(s):	
Age(s) / Weight(s):	
Neutered/Spayed?	Cats: Indoor or Outdoor?
Pet Deposit:	Pet Rent:
Rental Insurance Carrier:	

2. PERMISSION: Owner grants permission to Tenant to keep the Pet, and no others, on the Premises, subject to the terms and conditions of the Lease and this Addendum. Owner may revoke permission at any time if Tenant fails to comply with any of the terms of the Addendum or Lease.

3. PET DEPOSIT: Tenant has deposited the Pet Deposit for the faithful performance of all terms and conditions of the Lease and this Addendum, including, but not limited to, the return of the Premises in good and clean condition, free of pet damage and flea and other pest infestation. At the completion of the Term, The Pet Deposit shall be added to the Security Deposit and be subject to all of the other terms and conditions regarding the Security Deposit, unless the Security Deposit is required to be returned in under thirty days, then additional time will be allowed for the return of the Pet Deposit in order for thirty days to lapse, allowing for the terms of item **7. CONDITION OF PREMISES.**

4. PET RENT: In addition to the Rent, Tenant shall pay the Pet Rent for each month, or part of a month, that the Pet is on the Premises. The Pet shall be considered to be on the Premises until the Pet is removed, Tenant has given Owner and Agent written notice that the Pet has been removed, Owner has confirmed the removal by an inspection of the Premises, and all pests have been exterminated. The Pet Rent shall be payable in the same manner as Rent.

5. RENTAL INSURANCE: Tenant agrees to purchase and maintain a rental insurance policy that covers the Pet(s) who are living on the Premises as a condition of this agreement.

6. PET CONTROL: Tenant shall keep the Pet in accordance with all applicable laws and ordinances, including licensing the Pet, keeping current all applicable shots, and leashing the Pet when on public property. Tenant shall promptly remove and properly dispose of all pet waste, and shall not curb the Pet on the shrubbery, flowers, or small trees. Tenant shall not permit the Pet to bark, howl, or otherwise emit noises in such a level, frequency, or time as to disturb others. Tenant shall not keep the Pet on the Premises if the Pet becomes vicious or threatening, bites or attacks any person or other pet, or otherwise is, or becomes a nuisance. Tenant shall not leave the pet on the Premises unattended for any period in excess of _____ hours. Tenant shall provide proper care, food, and shelter for the Pet and not abuse the Pet in any way. No breeding of the Pet shall be permitted on the Premises.

7. CONDITION OF PREMISES: Tenant shall be responsible for all damage caused by the Pet to the Premises, including all repairs and replacements considered appropriate by Owner or Agent. Upon termination of the Lease or removal of the Pet from the Premises, whichever occurs first, Tenant shall have the Premise carpets professionally cleaned and deodorized and, if Owner deems necessary, have the Premises professionally exterminated at Tenant's cost through companies approved by Agent. Tenant shall provide Agent with copies of paid receipts as proof of the extermination and cleaning. Tenant shall remain liable for dormant infestation and latent pet odor (including extermination costs and carpet replacement and/or floor refinishing if necessary) for 30 days after the Pet is removed from the Premises and the required extermination and cleaning are complete.

8. ADDITIONAL ENTRY RIGHTS: In addition to Owner's rights under the Lease, if Owner receives any complaint regarding the Pet or otherwise has reason to believe that a violation regarding the Pet has occurred, Owner and/or Agent may enter the Premises to investigate the possible violation. Owner and Agent will only enter the Premises under this provision on reasonable notice and at reasonable time unless the circumstances require otherwise, such as in the event of an emergency, Tenant's absence from the Premises, or Tenant's attempted evasion of the requirements of the Lease or this Addendum.

9. REMOVAL OF PET: In an emergency, or if the Pet becomes vicious, appears severely ill, or otherwise behaves in a manner that Owner or Agent believes poses an immediate threat to the health and safety of the Pet or others, Owner and Agent may enter the Premises and remove the Pet and take any other action which Owner or Agent considers appropriate, including placing the Pet in shelter or other similar facility. In such an event, Tenant shall be responsible for all costs incurred. Owner shall only act under this paragraph if Tenant has failed to take corrective action within a reasonable time after being requested to do so or if Tenant is not available.

10. INTERPRETATION: This Addendum supplements the terms and conditions of the Lease. If any provision of this Addendum conflicts with any provision of the Lease, this Addendum shall control. All rights and remedies of Landlord are cumulative. Any default under this Addendum shall constitute a default under the Lease.

11. OTHER PROVISIONS:

This is a legally binding contract. If any of the terms are unclear to you, seek competent advice before signing.

_____ Tenant _____ Date

_____ Owner _____ Date

