



Pet Addendum to a Rental Agreement

This pet addendum is an amendment to the lease dated _____

between _____ and _____
(RESIDENT) (RENTAL MANAGER)

covering the premises known as _____
(ADDRESS) (APARTMENT #)

(CITY) (STATE) (ZIP CODE)

1. The Tenant has paid to Landlord a non-refundable Pet Fee of \$200.00 upon execution of this Addendum plus \$35.00 per month as additional Rent for each of the following in the Premises:

 (collectively "Pet"), none of which may not exceed 30 lbs. at any time. The identity of the Pet must be kept updated with the Landlord, and the Landlord must see each Pet before it enters the Premises.
2. Resident has read, understands, and agrees to abide by all applicable house policies pertaining to pets.
3. Resident has completed a Pet Application Form and has been granted permission by the (board of directors, managing agent, resident manager, etc.) to keep the pet(s) specified under the following terms and conditions:
4. Resident agrees that the pet will be allowed out of the pet owner's unit or yard only under the complete control of a responsible human companion and on a hand-held leash or in a pet carrier.
5. Resident agrees that any damage 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 that resident agrees to pay all costs involved in the restoration to its original condition (including carpet cleaning, replacing or deodorizing, wall repairs, trim repairs and any other such damage).
6. The resident will provide adequate and regular veterinary care, as well as ample food and water, and will not leave pet 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 pets from engaging in behaviors or creating excessive noise at a level that disturbs neighbors, including, but not limited to, barking, jumping, and running.
7. Resident shall immediately remove any and all Pet wastes that the Pet may deposit on the land of Landlord.

8. Resident understands and agrees that no reptiles, hoofed, wild or exotic animals, or ferrets/weasels of any kind may be kept on the Premises.

9. In the event Landlord shall at any time determine in its sole discretion that Resident Pet is a nuisance or represents an unreasonable risk to the health, safety or condition of the Premises and the complex, then Landlord may give the Resident 30 days written notice to, at Resident option, either (i) remove the Pet from the Premises, or (ii) terminate the Rental Agreement with Landlord effective 30 days after such notice.

_____ *PRINT*
RESIDENT'S NAME

_____ *DATE*
RESIDENT'S SIGNATURE

_____ *DATE*
CO-RESIDENT'S SIGNATURE

_____ *PRINT*
RENTAL MANAGER'S OR PROPERTY OWNER'S NAME

_____ *DATE*
RENTAL MANAGER'S OR PROPERTY OWNER'S SIGNATURE