

THIS IS A LEGALLY BINDING
CONTRACT.
IF NOT UNDERSTOOD,
CONSULT AN ATTORNEY.

Pet Addendum

(Addendum to Lease Agreement)

Date _____

THIS AGREEMENT is hereby attached to and made a part of the Lease Agreement dated _____, 20_____,
by and between

the Owner/Agent,
and

the TENANT-BUYER,
for the premises located at

WHEREAS, the TENANT-BUYER desires to keep a certain pet described below on the said premises and the Lease Agreement specifically prohibits allowing pets on the premises; the Lease Agreement is hereby amended to grant such permission to the TENANT-BUYER. In exchange for this permission, the TENANT-BUYER agrees as follows:

- To pay additional rent in the amount of \$ _____ (_____ Dollars) per month;
- To deposit with the Owner/Agent a "Pet Deposit" in the amount of \$500 (five hundred Dollars) which shall be held as security for the faithful performance of this Pet Agreement,
- To keep the pet from causing any annoyance or discomfort to others and to immediately remedy any complaints concerning the pet;
- To keep the pet from damaging any property belonging to the Owner/Agent or others;
- To immediately pay for any injury, damage, loss, or expense caused by the pet (In this regard, it is expressly understood that at no time shall the Resident apply any part of the Pet Deposit towards such amounts due, but rather, the Resident shall make restitution immediately and separately from the Pet Deposit. It is further understood that such restitution shall be made over and above any rent paid in accordance with Item #1 of this Pet Agreement.);
- To keep the pet under control at all times;
- To keep the pet restrained, but not tethered, when it is outside of the dwelling;
- Not to leave the pet unattended for any unreasonable periods;
- To hold the Owner/Agent harmless from all liability arising from the Resident's ownership or keeping of the pet, including but not limited to any liability resulting from the Owner/Agent turning said pet over to local pet policing authorities should the pet be found unsupervised;
- To dispose of the pet's droppings properly and quickly;
- Not to leave food or water for the pet outside of the dwelling;
- Not to keep the pet's offspring on the premises for longer than 8 weeks after birth;
- To provide the Owner/Agent with evidence of current rabies registration, if said pet is a dog.

The permission granted herein shall be limited to a certain pet named _____ and described as follows:

Type of Pet _____ Breed _____ Color _____

Full grown Weight _____ Full-grown Height _____

Should the TENANT-BUYER fail to comply with any part of this Pet Agreement, the Owner/Agent reserves the right to revoke permission to keep the pet. In such event, the TENANT-BUYER agrees to permanently remove the pet from the premises within 48 hours of receiving written notice thereof from the Owner/Agent; 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;

THIS AGREEMENT is made in duplicate on this _____ day of _____, 20_____.

Tenant-Buyer

Tenant-Buyer

Owner

Co-Signer

Accepted by Owner/ Manager