

Landlord: \_\_\_\_\_

Tenant(s): \_\_\_\_\_

Property Address: \_\_\_\_\_

Rental Agreement or Lease Dated: \_\_\_\_\_

Pet(s) Name, Description &amp; License Number: \_\_\_\_\_

This Addendum is attached to and made a part of the Rental Agreement or Lease identified above; **breach of this addendum or any part of it is a breach of the Rental Agreement or Lease.** Because the Rental Agreement or Lease specifically prohibits pets without the landlord's written permission, tenant(s) agree to the following terms and conditions in exchange for said permission. Landlord also reserves the right to revoke permission to keep said pet should Tenant(s) break any part of this Agreement. Thereafter, all pets shall be removed in thirty days, or immediately under the terms below.

- Tenant(s) shall keep their pet(s) under control at all times.
- Tenant(s) shall keep their pet(s) restrained when it is outside and cannot leave it unattended if or while it is tethered on the grounds of the rental property.
- Tenant(s) shall not leave their pet(s) unattended inside the rental for any unreasonable periods.
- Tenant(s) shall dispose of their pet's waste or droppings properly and quickly.
- Tenant(s) shall not leave food or water for their pet(s) outside the rental property unless the pet is teathered outside and attended; food and water must be brought back inside with the pet.
- Tenant(s) shall keep their pet(s) from causing any annoyance or discomfort to others and shall immediately remedy any complaints made to landlord or any manager concerning their pet(s).
- Tenant(s) shall remove any offspring of their pet within eight weeks of birth.
- Tenant(s) shall immediately report to landlord any damage, loss, or expense to the property caused by their pet(s). Tenant shall have said damage repaired, at tenant's expense, by a contractor approved by landlord. Should landlord repair said damage tenant is liable for the cost of repairs as additional rent due thirty days after landlord has provided notice of the cost of repairs to the tenant in writing.
- If the security deposit is less than 1 ½ times one month's rent, the security deposit is hereby increased by the amount of \$\_\_\_\_\_. Landlord may deduct the cost of unpaid pet damage and any pet-specific cleaning (as distinguished from general cleaning) that may be necessary from the security deposit upon termination or expiration of the rental agreement.
- All pets shall be registered, licensed and vaccinated as required by any law or local ordinance.
- Tenant(s) shall indemnify and hold landlord harmless from all damages or injury to persons, property or other animals caused by tenant's pet; in the event the landlord determines that a pet creates a public safety hazard, becomes diseased or rabid or becomes overly aggressive landlord may immediately remove the pet from the property or cause the pet to be removed from the property by public authorities without advance notice to tenant.

\_\_\_\_\_  
Landlord / Date\_\_\_\_\_  
Tenant(s) / Date