

PET ADDENDUM (TO A LEASE)

I. PARTIES. This Pet Addendum ("Addendum") made on _____, 20____ shall be incorporated as part of the lease dated _____, 20____ ("Lease") between:

Tenant: _____ ("Tenant")

and

Landlord: _____ ("Landlord")

The Landlord and Tenant hereby acknowledge that this Addendum modifies the Lease for the property being rented ("Premises") and is amended to include the following:

II. PETS ALLOWED. The Landlord grants the right to the Tenant to have the following pets on the Premises: (check one)

- ☐ - No restrictions on the pets allowed.
- ☐ - Restrictions on the pets allowed consisting of: (check all that apply)
 - ☐ - Only ____ number of pets on the Premises.
 - ☐ - Only ____ pounds (lb) per pet.
 - ☐ - Only ____ types of pets allowed consisting of: _____
_____ [ex. dogs, cats, etc.]

III. PET DEPOSIT. For the Tenant's right to have a pet on the Premises, there shall be: (check one)

- ☐ - No fee.
- ☐ - A fee in the amount of \$_____ that is: (check one)
 - ☐ - Non-refundable.
 - ☐ - Refundable ONLY if there are no damages, stains, or signs of wear and tear on the Premises.

IV. TENANT'S LIABILITY. The Tenant understands and accepts that they are fully responsible and liable for all damage, including but not limited to, walls, floors, carpets, and any stains that any pet causes, regardless of the ownership of the said pet, and agrees to restore the Premises to its original condition at their expense.

The Tenant shall have their pet under control at all times and exercise respective due care. The Tenant agrees to clean and remove all pet waste, inside or outside the Premises.

The Tenant agrees to comply with all applicable laws, ordinances, and regulations governing their pet.

The Tenant agrees not to leave food or water for their pet or any other animal outside their dwelling where it may attract other animals.

The Tenant agrees to keep their pet from being unnecessarily noisy or aggressive to others on the Premises or those that may enter.

Landlord Signature _____ **Date** _____

Print Name _____

Tenant Signature _____ **Date** _____

Print Name _____