

Pet Agreement

Addendum to Residential Lease Concerning The Property at

(property address)

Pet Authorization and Pet Description:

- (1) Tenant may not keep any pet on the Property unless specifically authorized by this agreement. "Pet" includes any animal, whether mammal, reptile, bird, fish, rodent, or insect.
- (2) Tenant may keep the following pet(s) on the Property until the above-referenced lease ends.

Type: _____ Breed: _____
Color: _____ Weight: _____ Age: _____
Gender: _____ Neutered? ___ Y ___ N Declawed? ___ Y ___ N
Rabies Shots Current? ___ Y ___ N

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Consideration: In consideration for the Landlord's authorization for Tenant to keep the pet(s) described in Paragraph 1 on the Property, the parties agree to the following. (Check any one or any combination of the following)

- (1) On or before the date Tenant moves into the Property, Tenant will pay Landlord a pet deposit of \$ _____. The pet deposit is an increase in the security deposit in the lease and is made part of the security deposit for all purposes. This increase in the security deposit is not refundable before the lease ends, even if the pet is removed. Any refund of the security deposit, including this increase, is governed by the terms of the lease.
- (2) The Monthly rent is increased to \$ _____
- (3) Tenant will, upon execution of this agreement, pay landlord \$ _____ as a one-time nonrefundable payment.

Pet Rules: Tenant Must:

- (1) take all reasonable action to insure that any pet does not violate the rights of other persons;

- (2) comply with all applicable statutes, ordinances, restrictions, owners association rules, and other enforceable regulations regarding any pet.
- (3) keep the rabies shots of any pet current;
- (4) confine any pet that is a dog or cat, when outside, by fences or on leashes under tenants control;
- (5) confine any pet other than a dog or cat in appropriate cages at all times;
- (6) promptly remove any pet waste from the property, including all living areas, garages, storage areas, yards, porches, patios, courtyards and decks; and
- (7) promptly remove from the property any offspring of any pet.

Access: Tenant must remove or confine any pet at any time that the pet is likely to limit or prohibit Landlord and other persons access to the Property as permitted in the lease.

Disclosure Concerning Pet:

- (1) Is Tenant aware of whether any of the pets described under this addendum has ever bitten or injured another person? ___ Yes ___ No
If yes, explain: _____

- (2) Is Tenant aware of whether any of the pets described under this addendum has any propensity or predisposition to bite or injure someone?
___ Yes ___ No

If yes, explain: _____

Tenant's Liability:

- (1) Tenant is responsible and liable for:
 - (a) any damage to the Property or any item in the Property caused by the pet;
 - (b) any personal injuries to any person caused by any pet; and
 - (c) any damage to any persons property caused by any pet.
- (2) Tenant will pay all reasonable costs that are necessary to clean, deodorize, de-flea, or repair any part of the Property, including but not limited to carpets, doors, wall, drapes, wallpaper, windows, screens, furniture, appliances, sod, yard fences, or landscaping.
- (3) Tenant will Obtain and maintain Renters Insurance that covers Pet(s) and injuries caused by Pet(s) on the Property.

Indemnification: Tenant will protect, defend, indemnify and hold Landlord, Landlord's property manager, and Landlord's agents harmless from any damages, costs, attorney's fees, and expenses that are caused by the act of any pet or Tenant.

