

Pet Addendum

If any of the following terms and conditions are violated the owner shall have the right to immediately cancel this agreement and require the tenant to immediately remove the pet(s) from the premises. Cancellation of this agreement does not waive tenant's responsibility for any damages caused by tenant's pet(s).

Date: _____

This pet agreement is part of the Residential Lease dated _____, between Landlord and Tenant(s) _____.

Because the Lease specifically prohibits pets without Landlord's permission, Tenant agrees to the following terms and conditions:

1. Only the pet(s) listed below are allowed to be kept on the premises.
2. Tenant agrees to keep pet(s) under control at all times; Tenant will not allow pet(s) to cause any damage, nuisance, undue noise, or health hazard.
3. Pet(s) are not allowed to soil the premises, grounds, common areas, sidewalks, parking areas, landscaping, lawns, gardens, and other property of the Landlord.
4. Tenant agrees to promptly clean up after pet(s) and properly dispose of all waste.
5. Tenant accepts full responsibility and liability for any and all damage, injury, or action arising from or caused by Tenant's pet(s).
6. Tenant agrees not to leave food or water for pet(s) outside the premises.
7. Tenant agrees to register, license, and immunize the pet(s) in accordance with all local ordinances.
8. Tenant represents and warrants that pet(s) is/are housebroken and has/have no vicious tendencies or history of causing physical harm or injury to person, animals, or property.
9. Tenants agree not to leave their pet unattended for unreasonable periods.
10. Tenant agrees to observe the following rules with regard to pet(s):
 - Dogs: Must be controlled at all times. Must be kept on a short leash while on grounds and in common areas. Barking which becomes a nuisance to other tenants will not be tolerated.
 - Cats: Must be controlled at all times. Must not be allowed to roam freely on the grounds or in common areas. Proper disposal of all cat litter shall be done on a frequent basis. Odors arising from cat litter will not be tolerated.
 - Birds: Must be property cages at all times. Any waste or other materials must be cleaned on a frequent basis to prevent accumulation, damage, and odors.

11. Other Terms: _____

12. Allowed pet(s):

<i>Kind</i>	<i>Type or Breed</i>	<i>Color</i>	<i>Name</i>	<i>Age</i>	<i>Weight</i>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

13. Pet Fee/Deposit.

Tenant agrees to pay the following non-refundable monthly pet fee: \$ _____
 Tenant agrees to pay the following pet deposit: \$ _____

14. Tenant's financial obligations for pet(s) are not limited to the monthly pet fee or deposit.

Tenant _____
Date

Tenant _____
Date

Tenant _____
Date

Landlord _____
Date