



# PET ADDENDUM

TENANT	
LEASED PROPERTY ADDRESS	CITY/STATE/ZIP

This PET ADDENDUM is incorporated into and made part of the Lease Agreement executed by the Landlord and the Tenant(s) referring to and incorporating the Leased property.

Type of Pet: \_\_\_\_\_ Name \_\_\_\_\_ Breed \_\_\_\_\_

Weight/Size: \_\_\_\_\_ Age: \_\_\_\_\_ Other: \_\_\_\_\_

- All dogs and cats must wear vaccination tags attached to a collar that is worn at all times. The Tenant(s) will maintain a valid rabies vaccination certificate issued by a licensed veterinarian.
- Any reptile, fish, or pet that is considered a poisonous species is prohibited. The Tenant cannot house any exotic animals or livestock in the rental home.
- The breeding of privately owned animals is prohibited. Cats and dogs must be neutered/spayed.
- Any damage to the Leased property caused by a pet or an aquarium leak must be immediately repaired, cleaned and/or replaced at the Tenant’s expense. The Tenant must protect all carpeting from odor, infestation and stain by cleaning it annually.
- The Landlord reserves the right to inspect the Leased property periodically in order to assess any possible damages.
- The Tenant(s) agrees to clean and properly dispose of all pet waste, both inside and outside the rental property, on a daily basis.
- A pet deposit in the amount of \$275.00 is required and is NON-REFUNDABLE.
- An additional monthly rent of \$25.00 per pet is required

\_\_\_\_\_ TENANT STATES THAT AS OF THE DATE OF THIS ADDENDUM, THEY HAVE NO PETS AND ALSO AGREE THAT IF THEY CONSIDER ACQUIRING A PET IN THE FUTURE THEY MUST FIRST CONTACT MANAGEMENT TO GAIN APPROVAL, COMPLETE A NEW ADDENDUM, AND PAY ANY REQUIRED FEES BEFORE BRINGING A PET INTO THE UNIT. FAILURE TO DO SO IS A DIRECT VIOLATION OF THE LEASE AGREEMENT.

If the Tenant violates any part of this Addendum, the Tenant is then in default of the Lease Agreement. In the event of a default, the Landlord may initiate legal proceedings in accordance with local and state regulations to evict or have the Tenant removed from the Leased property as well as seek judgment against the Tenant for any monies owed to the Landlord as a result the Tenant’s default.

Tenant’s Sign: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant’s Sign: \_\_\_\_\_ Date: \_\_\_\_\_

Landlord Sign: \_\_\_\_\_ Date: \_\_\_\_\_