

PET LEASE ADDENDUM

ALL TENANTS MUST READ AND SIGN THIS ADDENDUM

The purpose of this addendum is to convey the terms and conditions regarding pets in Landlord’s managed property and **must be signed by all tenants when adding a pet.**

Pets are not permitted unless this addendum is completed, agreed upon, and signed by both TENANT and LANDLORD. If a pet is acquired after completion of this form, Landlord must be notified in writing. Permission to keep a pet is a privilege, not a right, and as such, may be revoked at any time at the sole discretion of management. If the pet is a dog, a copy of the dog’s current license and evidence that the dog is up to date with shots and immunizations shall be provided to the Landlord.

TENANT has the following pets:	Pet Description (Color, Age, Breed, Name, Sex)
Cat_____	_____
Dog_____	_____

PET PRIVILEGE FEE

TENANT agrees to pay LANDLORD a PET PRIVILEGE FEE of \$30 per month per cat and \$30 per month per dog. This PET PRIVILEGE FEE is in addition to the MONTHLY RENT and shall be due on the 1st day of each month, commencing on the 1st day of the second month of tenancy.

RULES

TENANT agrees to read and comply with the PET RULES attached.

TENANT understands that any complaint or notice received regarding the pet(s) is considered a violation of the LEASE and may result in immediate removal of the pet(s) and/or LEASE termination; whichever LANDLORD deems necessary. Tenant also understands that no pets are permitted to visit or temporarily be boarded in the LEASE PROPERTY; doing so would also be considered a LEASE violation and subject to immediate removal of pet and/or LEASE termination.

PET RULES

INSTRUCTIONS: The following rules, restrictions, and obligations apply to all TENANTS. By affixing your signature at the end of this agreement, TENANT acknowledges that you have read, understand, and agree to the following:

1. No loud or noisy animals including excessive barking, jumping, scratching, whining, or any other sound.
2. No vicious or dangerous animals are permitted. TENANT must be able to maintain control over the pet at all times.
3. Pet shall be **RESTRAINED AT ALL TIMES** when not in apartment. Unsupervised and/or unrestrained animals in any common area are strictly prohibited.
4. Pet shall be properly maintained, licensed, and inoculated as required by local, county, or state statute, ordinance, or health code.

5. Pet shall display owner identification and current inoculation tags at all times.
6. Any odor resulting from any pet is considered a nuisance and is strictly prohibited.
7. TENANT assumes all responsibility and is strictly liable for any and all amount of any injury to any person or property as a result of the pet or it's actions and TENANT shall indemnify LANDLORD for all costs of litigation and attorney's fees resulting from the same.
8. All food and water bowls must be placed on a protective/plastic floor covering.
9. All litter boxes must be placed on a protective/plastic floor covering and maintained in a proper and sanitary condition.
10. Used litter will be double bagged and disposed of in the nearest outdoor trash receptacle and NOT disposed of down the toilet regardless of product's claim of "flushability".
11. No pet is permitted to urinate or defecate on any unprotected floor.
12. TENANT agrees to clean up after dog(s) immediately and properly dispose of all waste into nearest outdoor trash receptacle.
13. TENANT may not abandon the pet or leave it for an extended period of time.
14. No "visiting" or temporary boarding of pets.
15. No pet will be permitted to disturb the health, safety, rights, comfort, quiet or peaceful enjoyment of other tenants.
16. TENANT agrees to notify Landlord of any violation by another TENANT or his/her pet.
17. TENANT understands that this list is subject to change as deemed necessary by the LANDLORD.

I have read, understand, and agree to all the terms and conditions described above in the Pet Privilege Fee and Rules section of this PET POLICY agreement.

 Tenant Name (Please Print)

 Tenant Signature

 Date

 Tenant Name (Please Print)

 Tenant Signature

 Date