



**PET ADDENDUM**

**Tenant agrees to pay a non-refundable pet registration fee of \$250 per pet.**

All payments received will be applied to the pet fee first, followed by your monthly rent.

**Tenant agrees to keep the pet on the premises during the terms of the lease and abide by the following rules:**

1. Tenant will bring the pet into the office prior to lease signing for approval and understands that Agent will take photo of pet for identification purposes.
2. Tenant will keep the pet from causing any annoyance, discomfort, conflict or disturbance to others and to immediately remedy any complaints concerning the pet. Tenant will ensure pet shall not threaten any physical harm to anyone and keep the pet from damaging any property belonging to the Landlord or others.
3. Tenant will comply with all applicable statues, ordinances, restrictions, owners' association rules and other enforceable regulations regarding any pet and keep vaccinations of any pet current.
4. Tenant agrees to confine pet to appropriate cage while not present in the unit. Tenant will keep the pet under control at all times and to confine any pet, when outside, on leashes under Tenant's control and to confine any pet other than a dog or cat in appropriate cages at all times.
5. Tenant will promptly remove any pet waste from the Property, including all living areas, garages, storage areas, yards, porches, patios, courtyards, decks.
6. Tenant will immediately pay for any injury, damage, loss, or expense caused by the pet. The Tenant shall make restitution immediately. It is further understood that such restitution shall be made over and above any rent or deposit paid in accordance with Tenant's lease. Tenant will hold the Landlord harmless from all liability arising from the Tenant's ownership or harboring of the pet, including but not limited to any liability resulting from the Landlord turning said pet over to local pet policing authorities should the pet be found unsupervised or violating this addendum.
7. Tenant will control flea infestation and will exterminate if necessary, and upon demand, in all areas affected with full cost to be paid by Tenant.
8. Tenant will not keep pet which is attack-trained, vicious, with history of biting people or other animals, or with history of property damage will be kept on the premises.
9. Tenants harboring undisclosed pets agree to pay \$250 fine per occurrence.
10. Tenant will not harbor the following dog breeds and crossbreeds as defined by the Center for Disease Control & Prevention as being involved in dog-bite related facilities due to liability and insurance reasons: American Staffordshire Terrier (Pitbull), German Shepherd, Siberian Husky, Alaskan Malamute, Doberman, Pinscher, Chow Chow, Great Dane, Wolf Hybrid, Rottweiler, Saint Bernard. This list is subject to change at any time.

Agent reserves the right to revoke this consent with 3-day notice to Tenant, if in the opinion of the Agent, pet has become a nuisance or has not been maintained according to the rules. If consent is revoked, Tenant agrees to discontinue harboring the pet and failure to do so shall be a breach of the rental contract.

**Tenant Address & Unit #:** \_\_\_\_\_

**Animal Type:** \_\_\_\_\_

**Animal Height/Weight:** \_\_\_\_\_

**Breed of Animal:** \_\_\_\_\_

**Animal Color/Markings:** \_\_\_\_\_

**Tenant Name:** \_\_\_\_\_

**Animal Name:** \_\_\_\_\_

**Tenant Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Landlord Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_