

PET ADDENDUM TO LEASE AGREEMENT

This Pet Addendum ("Addendum") is made and entered into on this _____ day of _____, 20_____, by and between the undersigned Landlord and Tenant(s).

I. PARTIES AND PREMISES

This Addendum modifies and is hereby incorporated into the Lease Agreement ("Lease Agreement") dated the _____ day of _____, 20_____, for the property located at:

Street Address: _____

Unit Number (if applicable): _____

City: _____

State: _____

Zip Code: _____

The Landlord: _____

The Tenant(s): _____

II. PERMISSION FOR PET(S)

Landlord hereby grants permission for Tenant(s) to keep the following specific pet(s) on the Premises, subject to the terms and conditions of this Addendum: Type of Animal:

Breed: _____

Name: _____

Color/Markings: _____

Weight: _____

Age: _____

Type of Animal: _____

Breed: _____

Name: _____

Color/Markings: _____

Weight: _____

Age: _____

No other animals, including but not limited to, mammals, birds, reptiles, or amphibians, are permitted on the Premises without the prior written consent of the Landlord. This permission is revocable by Landlord upon Tenant's breach of any term of this Addendum or the Lease Agreement.

III. PET DEPOSIT / FEE / RENT

a. **Pet Deposit:** Tenant shall pay to Landlord a refundable pet deposit in the amount of \$ _____ . This pet deposit is in addition to any security deposit required by the Lease Agreement and shall be held and returned in accordance with the terms for security deposits as outlined in the Lease Agreement and applicable state law. This deposit is specifically for damages caused by the pet(s).

b. **Non-Refundable Pet Fee:** Tenant shall pay to Landlord a non-refundable pet fee in the amount of \$ _____ . This fee is for the privilege of keeping the pet(s) on the Premises and is not a deposit against damages.

c. **Pet Rent:** In addition to the rent specified in the Lease Agreement, Tenant shall pay monthly pet rent in the amount of \$ _____ per pet, due on the same day as the regular monthly rent.

IV. TENANT RESPONSIBILITIES

Tenant(s) agree to the following responsibilities regarding the pet(s): a. **Care and Control:** Tenant(s) shall be solely responsible for the care, feeding, supervision, and control of the pet(s). The pet(s) shall not be allowed to roam freely outside the Premises and must be kept on a leash or otherwise contained when outside.

b. **Waste Removal:** Tenant(s) shall immediately remove and properly dispose of all pet waste from the Premises, including common areas, yards, and neighboring properties.

c. **Noise and Disturbances:** Tenant(s) shall ensure that the pet(s) do not cause any unreasonable noise, disturbance, or nuisance to other tenants, neighbors, or the Landlord. Excessive barking, meowing, or other pet noises are prohibited.

d. **Damage:** Tenant(s) shall be solely responsible for any and all damage to the Premises, common areas, or any property of Landlord or third parties caused by the pet(s), whether intentional or accidental.

Tenant(s) agree to promptly repair or reimburse Landlord for any such damage.

e. **Health and Safety:** Tenant(s) warrant that the pet(s) are in good health, free of fleas and parasites, and have received all necessary vaccinations as required by law. Tenant(s) shall provide proof of current vaccinations and licensing (if applicable) upon request by Landlord.

f. **Compliance with Laws:** Tenant(s) shall comply with all applicable federal, state, and local laws, ordinances, and regulations regarding pet ownership, including but not limited to, leash laws, licensing requirements, and waste disposal.

g. **Aggressive Behavior:** Any pet exhibiting aggressive behavior towards people or other animals, or any pet deemed a danger by the Landlord, must be immediately removed from the Premises upon written notice from the Landlord.

h. **Insurance:** Tenant(s) are encouraged to obtain renter's insurance that includes liability coverage for pet-related incidents.

V. INDEMNIFICATION

Tenant(s) agree to indemnify, defend, and hold harmless Landlord from and against any and all claims, damages, losses, liabilities, costs, and expenses (including reasonable attorney's fees) arising from or related to the pet(s), including but not limited to, personal injury, property damage, or nuisance caused by the pet(s).

VI. PROHIBITED ANIMALS / BREEDS

Landlord reserves the right to prohibit certain breeds or types of animals, regardless of their individual temperament, if Landlord deems them to pose an unreasonable risk or liability. The pet(s) listed in Section II are the only pet(s) permitted under this Addendum.

VII. VIOLATION OF TERMS

Any violation of the terms of this Addendum shall be considered a material breach of the Lease Agreement. In the event of such a breach, Landlord may, at Landlord's sole discretion, take any or all of the following actions:

- a. Issue a notice to cure the violation.
- b. Require the immediate removal of the pet(s) from the Premises.
- c. Terminate the Lease Agreement in accordance with its terms and applicable law.
- d. Pursue any other remedies available under the Lease Agreement or at law.

VIII. DAMAGE TO PREMISES

Tenant(s) acknowledge and agree that any damage to the Premises, including but not limited to, floors, walls, carpets, landscaping, or fixtures, caused by the pet(s) shall be repaired at Tenant's sole expense. If Tenant(s) fail to make such repairs, Landlord may deduct the cost of repairs from the pet deposit, security deposit, or pursue other legal remedies.

IX. ENTIRE AGREEMENT

This Addendum, together with the Lease Agreement, constitutes the entire agreement between the parties concerning the subject matter hereof and supersedes all prior discussions, negotiations, and agreements, whether oral or written.

X. GOVERNING LAW

This Addendum shall be governed by and construed in accordance with the laws of the state where the Premises are located.

XI. EFFECT OF ADDENDUM

Except as expressly modified by this Addendum, all other terms and conditions of the original Lease Agreement shall remain in full force and effect. This Addendum shall be attached to and become a part of the Lease Agreement.

XII. SUCCESSORS AND ASSIGNS

This Addendum shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors, and permitted assigns.

XIII. WAIVER

No waiver of any provision of this Addendum shall be deemed a waiver of any other provision or of any subsequent breach of the same or any other provision. Failure of Landlord to enforce any provision of this Addendum shall not be construed as a waiver of Landlord's right to enforce the same or any other provision at a later time.

XIV. HEADINGS

The headings used in this Addendum are for convenience only and shall not be used to interpret or

construe the provisions of this Addendum.

XV. CONSTRUCTION

The language in this Addendum shall be construed as a whole and in accordance with its fair meaning, and not strictly for or against either Landlord or Tenant(s).

IN WITNESS WHEREOF, the parties have executed this Pet Addendum as of the date first written above.

LANDLORD

Signature: _____

Print Name: _____

Date: _____ day of _____, 20 _____

Address: _____

TENANT(S)

Signature: _____

Print Name: _____

Date: _____ day of _____, 20 _____

Address: _____

Signature: _____

Print Name: _____

Date: _____ day of _____, 20 _____

Address: _____