

Date of Pet Addendum:		Date of Lease:	
Lessee Name(s): (Individually or collectively, "Lessee")			
Property TYPE: <input type="checkbox"/> -Multi Family		<input type="checkbox"/> -Single Family, NO Fence	
		<input type="checkbox"/> -Single Family With Fenced Yard	
Multi-Family Properties (Apartment or Duplex) One Small (25 pounds or less at pet maturity) Approved Pet per Unit. <u>Single Family House</u> without Fenced Back Yard, One Approved Pet up to 40 pounds at pet maturity. <u>Single Family House</u> with Fenced Back Yard, Up to Two Approved Pets up to 50 pounds each at pet maturity.			
Building Address		Unit #	
This Pet Addendum amends the lease signed between the Lessor and Lessee for the Leased Premises ("Lease"), In consideration of Lessor's written permission as set forth herein and in consideration of Lessee's covenants as set forth herein, the parties hereby amend the Lease as follows:			
<b>GRANT OF LICENSE:</b> The Lessor shall allow an exception to the Lease by allowing Lessee to keep the following animal(s) (Individually or Collectively, "Pet") at the Leased Premises:			
Animal	Type	Breed	Name
No. 1			
No. 2			
			Color
			Age (years)
			Weight (Lb.)

SAMPLE

**CONDITIONS OF LICENSE.** The Lessee agrees to the following conditions regarding the Pet Addendum

**Prior to Pet(s) occupying the property:**

- A. Lessee shall pay a Pet payment of \$ 250.00 per pet. (non-refundable)
- B. Lessee will provide pictures of: a) approved pet kennel(s), b) you with your pet(s), c) animal collar tag as described in section K. If multiple pets, either multiple kennels or one large enough for both pets.
- C. Provide Lessor proof of Insurance. (The easiest way to do this is give a copy of this addendum to your insurance agent, and they can quickly and easily e-mail us your policy.) That the Lessee shall, before the Pet may be allowed into or on the Leased Premises, and Building, and during the entire term of the Lease, obtain and maintain, at Lessee's expense,

- D. Lessee will have paid first month's pet payment along with first month's rent, and deposit.

**During your Lease:**

- E. Lessee shall pay \$25.00 monthly, per pet, as additional rent.
- F. Should you desire to Change Pet, add a Pet, or make any changes, you must receive landlord approval PRIOR to any change.
- G. That the Lessee, upon either the expiration or termination of the Lease, upon the Pet being removed from the Leased Premises, and Building, or upon the abandonment of the Leased Premises by the Lessee, that the Lessee shall restore the grounds of the Leased Premises (i.e., yard) and/or the interior of the Leased Premises in as good a condition as it was prior to the Pet being allowed onto it, to the satisfaction of the Lessor. Bare spots in yard must be seeded with grass growing (outside winter months).
- H. The Lessee shall insure that the Pet does not cause any violation of any public health and safety code or any other local, state and federal ordinances, rules, regulations, statutes, or codes as required of Lessee (including but not limited to having all required inoculations and licenses) of the Lease and that the Pet shall not at any time, for any length of time, become a threat to human beings, other animals or property (real or personal) while on the Leased Premises, or Building.
- I. **Pets must be properly supervised and controlled at all times. Pets must be kept on a short leash while in common areas or on the grounds not 100% fenced in.** Barking will not be tolerated if it is considered to be a nuisance to other tenants or neighbors. Proper disposal of cat litter (properly bagged) will be done on a frequent basis. Odors arising from cat litter will not be tolerated. With the exception of fenced in back yards, Animal waste must be removed **immediately** in a sealed plastic bag, with the bag properly disposed of.
- J. **Unsupervised pets must be contained in an approved pet kennel.** This means if someone over the age of 12 not home, supervising the pet(s), your pet **MUST** be in a cage. There are **NO Exceptions**.
- K. Only domesticated, common household pets (dogs & cats) will be allowed. **Dogs and cats shall wear a collar with a tag identifying the pet (their name), and name, and telephone number of pet owner.** This tag shall be required in addition to license, rabies vaccination and any other tag required by law. No pet will be permitted which is expected to exceed weight limits stipulated above. Cats must be declawed.
- L. Livestock, poisonous reptiles, amphibians or fish, rodents except for hamsters, guinea pigs or gerbils, snakes, birds of prey, insects, and arachnids are strictly prohibited. Also prohibited are Doberman Pinschers,

- M. Lessee warrants that the Pet(s) is housebroken, that the Pet has no history of causing physical harm to persons or property such as: biting, scratching, chewing etc., and further warrants that the Pet has no vicious history or tendencies.

- 1 REVOCATION OF LICENSE.** The Lessee understands and agrees that this Pet Addendum constitutes the Lessor's written permission to allow the Lessee to have and maintain a pet into and on the Leased Premises and that such permission as set forth in this Pet Addendum is a revocable license in favor of Lessor (i.e., Lessor's permission may be revoked by Lessor at Lessor's sole discretion) that is revocable with mere written notice to Lessee. In the event of such revocation, if any, the Lessee agrees to remove the Pet(s) from the Leased Premises within 72 hours, and acknowledges that any further habitation by the Pet at the Premises, or Building will be a material violation of the Lease.
- 2 LESSEE INDEMNIFICATION.** The Lessee shall defend, indemnify and hold harmless the Lessor for any and all liability, demands, claims and causes of action arising from the Pet being kept in and on the Premises, and Building including, but not limited to, health/safety code violations and personal injuries resulting from the Pet, including, but not limited to, attacks and attorney's fees. Such defense, indemnification and holding harmless by Lessee shall not be limited to any applicable insurance maintained by Lessee.
- 3 ACKNOWLEDGMENT OF LICENSE.** Lessee understands that Lessor's grant of permission permitting Lessee to keep the Pet at the Leased Premises, and Building is a revocable license that is revocable at the will of the Lessor and that any waiver of Lessee's obligation in one instance shall not operate as a waiver of any provisions of the terms and conditions of this Pet Addendum.
- 4 CONFLICTS.** The terms of this Pet Addendum are to supplement and amend the Lease but in the event of any conflict between the terms of the Lease and this Pet Addendum, the terms of this Pet Addendum shall control.

**SIGNATURES: LESSEE: I/WE ACKNOWLEDGE THAT I/WE HAVE REVIEWED THIS PET ADDENDUM AGREEMENT, and AGREE TO BE BOUND BY ITS TERMS**

Lessee 1: \_\_\_\_\_ Lessor: \_\_\_\_\_

Lessee 2: \_\_\_\_\_ Date Signed: \_\_\_\_\_

Lessee 3: \_\_\_\_\_