

Pet Policy and Lease Addendum

DESCRIPTION OF PET(S): (Digital picture of each pet must accompany this addendum)

Type _____ Weight _____ Color _____ Name _____ Sex _____

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Other than any pet listed above and approved by management, no other animals of any kind are permitted on the rental premises, (even on a short-term or temporary basis), including dogs, cats, birds, fish, reptiles, or any other animals. Management grants to the Lessee (hereby referred to as "resident") permission to keep the aforementioned pet(s) in the premises subject to the following terms and conditions, and this becomes part of the rental agreement.

Pet Application Fee (non-refundable) \$ _____ Additional Monthly Rent \$ _____

1. It is mutually agreed between the parties that the resident may keep the pet(s) described above.
2. The additional fee listed above is non-refundable and should not be considered returnable.
3. The resident agrees, **upon management's request**, to purchase special liability insurance, that would cover injuries or damage that may be caused by the pet. Resident also agrees to list the owner as an "additional insured" on the policy.
4. The resident agrees that this agreement is only for the specific pet(s) described above and agrees to not harbor, substitute, or "pet-sit" any other pet, and remove any of the pet's offspring within 30 days of birth. Any animal found on the premises other than the pet(s) specified above will be considered a stray and removed at the resident's expense.
5. The resident agrees to have an identification tag on pet whenever it is outside the premises.
6. The pet shall be on a leash or otherwise under resident's control, and not left unattended, when it is outside the resident's unit.
7. The resident agrees to immediately clean up after the pet, both inside and outside the premises and to dispose of any pet waste promptly and properly.
8. The resident agrees not to leave food or water for their pet outside their premises, where it may attract other animals.
9. The resident agrees to abide by all local, city or state ordinances, licensing and health requirements regarding pets, including vaccinations and other listed concerns.
10. Pet shall not cause any sort of nuisance or disturbance to neighbors. Noise, day or night, must not disturb others. The resident agrees to do whatever is necessary to keep their pet from making noise that would cause an annoyance to others and take steps to immediately remedy complaints by neighbors or other residents made to the Owner or management.
11. The resident agrees to immediately pay for any damage, loss or expense caused by their pet. Any payment not made for such damage or expense will be considered as additional rent due.



12. Failure to comply with the terms of this addendum shall give the owner the right to revoke permission to keep the pet, and is also grounds for immediate termination of the rental agreement. The resident shall be liable for any damages caused by the pet exceeding the above fee which shall be applied to said damages.

13. Resident agrees to have the Property treated for ticks and fleas by a professional exterminator, and have the carpets professionally cleaned upon termination of this Agreement (regardless of non-refundable pet fee), **proof to be provided for return of security deposit**, or management may deduct charges to have these services completed.

Resident's Signature: _____ Date: _____

Resident's Signature: _____ Date: _____

Manager's Signature: _____ Date: _____

