

Addendum: Pet

Landlord: _____ Leased Premises: _____
Tenant: _____

This Lease Addendum is incorporated into and made part of the lease executed by Landlord and Tenant referring to the Leased Premises.

Type of Pet: _____ Name: _____ Breed: _____

Weight/Size: _____ Age: _____ Other: _____

All dogs and cats must wear vaccination tags attached to a collar that is worn at all times. Tenant will maintain valid rabies vaccination certificate issued by a licensed veterinarian. Certificate must include the animal's name, description, age, date and type of vaccination. A current copy of the vaccination certificate must be on file with the Landlord.

Tenant must renew all pet registrations annually and provide a copy of the registration to Landlord.

Any reptile, fish or pet that is considered a poisonous species is prohibited. Tenant cannot maintain exotic animals or livestock in or on the rental premises.

The breeding of privately owned animal is prohibited. Cats and dogs must be neutered/sprayed.

Any damage to the Leased Premises caused by a pet or an aquarium tank must be immediately repaired, cleaned and/or replaced at Tenant's expense (including but not limited to stained carpets, broken window shades or blinds, and scratched and chewed cabinetry or other wood surfaces). Tenant must protect all carpeting from odor, infestation and stain by cleaning at least annually.

Landlord reserves the right to inspect the Leased Premises (while providing proper notice) periodically in order to asses any possible damages.

Continual reports of excessive animal noise (i.e. barking dog or loud bird) will be grounds for Landlord's withdrawal of permission, after which the Tenant will have to remove the pet(s) from the Leases Premises immediately.

All pets must be on a leash and under the control of a mature and responsible individual when outdoors. Pets may not be tethered or left unattended outside unless contained within the fenced area of the Leased Premises, Tenant agrees to clean and properly dispose of all pet waste, both inside and outside the leased premises, on a daily basis. No excrement is to remain on the grounds.

Pet owners must ensure the proper disposal of a deceased animal according to state and local regulations. Burial of deceased animal on the property is strictly prohibited.

The pet deposit(s) are non-refunded. Pet deposit(s) do not limit the tenant's liability for damages. An inspection of the property will be conducted at the time of move out and any damages which exceeds the amount of the deposit shall be collectible from the tenant.

If the Tenant violates any part of this Addendum, Tenant is in default of the Lease Agreement. In the event of a default, Landlord may initiate legal proceedings in accordance with local and state regulations to evict or have the Tenant removed from the Leased Premises as well as seek judgment against Tenant for any monies owed Landlord as a result of Tenant's default.

Tenant Initial _____