

Pet Addendum

THIS RIDER is hereby made a part of and incorporated as part of the lease agreement dated _____ (“Lease”) for an apartment (the “Premises”) located at _____ between _____ (“Lessor”), or Lessor’s agent and _____

IN THE EVENT OF A CONFLICT IN TERMS, THE TERMS AND CONDITIONS OF THIS RIDER SHALL GOVERN OVER THE TERMS AND CONDITIONS OF THE AFORESAID LEASE.

In consideration of the sum of _____ (\$.00) DOLLARS per month, this is an additional monthly rent amount to be paid by Lessee upon the execution hereof, the parties hereto agree to the Following:

1. Lessor shall permit Lessee to keep _____ (description of pet) (“Pet”) and
BREED _____ POUNDS _____ COLOR _____ (description of pet) (“Pet”) on the Premises
BREED _____ POUNDS _____ COLOR _____
for the term of the Lease, and so long as Lessee is not in default of same. No other pets are allowed under this consent unless approved by Landlord prior to pet moving in.
2. Lessee shall clean up after the Pet at all times on the Premises, in all common areas, as well as in all areas of the building in which the Premises are situated. Tenants are responsible for cleaning up and properly disposing of excrement or other animal discharge. Any tenant guilty of non-compliance will be sent notification and fined \$10.00.
3. Lessee shall keep the Pet quiet at all times. Pet may not create any disturbance. If complaints from other residents exceed three, fines of \$10.00 will be levied with each notification of complaint.
4. Lessee agrees that the Pet shall not be taken outside the Premises, (including on the patio or balcony), unless the Pet is on a leash. The Pet shall be walked only in the area(s) so designated by Lessor from time to time. Tenant must be aware and observe Leash Law.
5. Lessee is directly responsible for behavior of all his/her pets and accepts full liability for all damages or injury caused by pet to anyone during the term of the tenancy, and agrees to hold Landlord harmless from any such liability. Dog owners are required to obtain and retain Renter’s Insurance policy with a minimum of \$300,000 in Liability coverage and provide proof of such coverage to the Landlord’s agent.
6. Lessee represents and warrants that all pets are properly licensed and inoculated as required by law and will furnish Landlord with evidence thereof promptly upon request.
7. In the event that the pet(s) allowed to live in the above address (with signed Pet Agreement) does damage to the apartment carpet, carpet padding, subfloor, wood or plastic molding, cabinets, walls, screens, vinyl or ceramic flooring, or any other interior or exterior surface or area considered part of the rented space, either by chewing, clawing, scratching, tearing, digging OR by urinating, defecating, vomiting or release of any other bodily fluids, the Tenant agrees to pay the full and complete replacement cost of the damaged materials and labor to repair damage.
8. Lessee agrees that in the event of any violation of the terms and conditions set forth above, Landlord reserves the right to revoke consent upon three days’ notice to Tenant if, in the opinion of Landlord or Landlords’ agents, any pet has been a nuisance to neighbors or other residents or has not been maintained according to these rules. In the event that consent is revoked, Tenant agrees to discontinue maintenance of the pet (s) within 5 days, and failure to so discontinue shall be a breach of the Lease. Any animal on the property not registered will be presumed to be a stray and will be dealt with by an appropriate law agency.

IN WITNESS WHEREOF, the Lessor and Lessee have executed this document on the _____ day of _____, _____.

Lessee

Lessee

Lessee

LESSOR: _____
Agent for the Owner