

# Pet Addendum & Separate Lease Agreement

## PET ADDENDUM TO LEASE AGREEMENT

This Addendum is made on \_\_\_\_\_ between \_\_\_\_\_ (Landlord) and \_\_\_\_\_ (Tenant), and is understood to modify the Tenantal Lease for \_\_\_\_\_ (Premise) originally dated \_\_\_\_\_.

**1. PERMISSION.** Landlord may grant permission to Tenant to keep **up to ( )** domesticated pet(s) on the Premise during the term of the Lease. Landlord may revoke permission at any time if Tenant fails to comply with any of the terms and conditions in the Lease or subsequent Addendums.

If permission is granted, a pet fee for an adult dog is \$200.00 and a cat is \$100.00, due before the pet may occupy the unit. This fee is non-refundable and does not cover any damages that may be caused by the pet. A discount may be applied to the above fees, at the Landlord's discretion, for pets adopted from rescues with proper documentation.

**2. PET RESTRICTIONS.** Landlord reserves the right to deny residency to any animal deemed aggressive whose breed is not explicitly listed as an aggressive breed. Should your pet injure any other pets, residents or associates, you will be asked to remove the pet from the premises immediately.

Landlord reserves the right to deny an Application for Permission to have a Pet or Pet Agreement due to an animal, breed, or animal mixed with a breed with a history of aggressive behavior.

THE FOLLOWING SPECIFIC BREEDS OF DOGS (OR DOGS MIXED WITH THESE BREEDS) ARE NOT PERMITTED: Pit Bulls (aka American Staffordshire Terriers, Staffordshire Bull Terriers, or American Pit Bull Terriers), Bull Terriers, Bull Mastiffs, German Shepherds, Huskies, Malamutes, Doberman Pinschers, Rottweilers, Chow Chows, and Rhodesian Ridgebacks.

No exotic or wild animals are permitted – such as birds, chinchillas, ferrets, fish (in tanks 20 gallons or more without adequate insurance naming Landlord as additional insured), iguanas, monkeys, pot-bellied pigs, rabbits, raccoons, rodents of any kind, skunks, snakes or reptiles of any kind, tarantulas, scorpions or spiders of any kind, weasels.

**3. LIABILITY FOR DAMAGES, CLEANING, ETC.** Tenants shall be jointly and severally liable for the entire amount of all damages caused by such pet and all cleaning, defleaing, and deodorizing required because of such pet. This applies to carpets, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances and any other part of the dwelling unit, landscaping, or other improvements on the property. If such items cannot be satisfactorily cleaned or repaired, Tenants must pay for complete replacement by the Landlord.

Payment for damages, repairs, cleaning, replacements, etc. shall be due immediately upon demand.

Tenants shall be strictly liable for the entire amount of injury to the person or property of others, caused by such pet; and Tenant shall indemnify Landlord for all costs of litigation and attorney's fees resulting from same.

**PET DAMAGE OF ANY KIND IS NOT CONSIDERED NORMAL WEAR AND TEAR.**

**4. COMPLAINTS ABOUT PET.** Tenants agree to immediately and permanently remove the pet from the premises if Landlord receives reasonable complaints from neighbors or other Tenants or if Landlord, in Landlord's sole discretion, determines that the pet has disturbed the rights, comforts, or conveniences of neighbors or other Tenants.

**5. SERVICE ANIMALS.** Service, Guide, Signal, or Support animals are not "Pets" according to the Americans with Disabilities Act (ADA), as long as the animal is being used by the Tenant to support a disability or handicap, or the Tenant is training the animal(s). Additional information on Service Animals and subsequent rights and protections can be found on <http://www.hud.gov>.

Is the Tenant's pet actually a Certified Service Animal or in training to be a Certified Service Animal? :  
\_\_\_\_ Yes, \_\_\_\_ No.

**6. ANIMAL PROFILE.**

Type of Animal: Dog, Cat (circle all that apply)

Name of Animal(s): \_\_\_\_\_

Weight of Animal(s): \_\_\_\_\_ (lbs.)

Breed of Animals(s): \_\_\_\_\_

Age of Animal(s): \_\_\_\_\_

Spayed or Neutered?: \_\_\_\_ Yes, \_\_\_\_ No

Current on Vaccinations?: \_\_\_\_ Yes, \_\_\_\_ No

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Landlord Signature