

Pet Addendum

(Addendum to Lease/Rental Agreement)

Please note: Management considers pets a serious responsibility and a risk to each resident in the dwelling. If you do not properly control and care for your pet(s), you will be held liable for your pet(s) causing damage or disturbances.

Lease/Rental Agreement Elements

Management (_____)
 Tenant(s) (_____)
 Unit Address (_____)
 Lease Term (_____) (if applicable)

Conditional authorization for pet(s)

Tenant(s) may keep the pets that are described below, at the property, until the Lease/Rental Agreement expires. But management may terminate this authorization sooner if your right of occupancy is lawfully terminated or if in our judgment you and your pet(s), your guests, or any occupant violates any of the rules in this Addendum.

Pet deposit

A pet deposit of \$(_____) will be charged. This pet deposit will increase the total security deposit under the Lease/Rental Agreement. Management will consider this additional security deposit a general security deposit for all purposes. Refund of the security deposit will be subject to the terms and conditions set forth in the Lease/Rental Agreement.

Description of pet(s)

1. Pet name (_____)	Pet type (_____)
2. Pet name (_____)	Pet type (_____)
3. Pet name (_____)	Pet type (_____)

Pet rules

Tenant(s) agree to:

- be responsible for the maintenance of the above described pet(s), and agree to keep their pet(s) under control at all times.
- keep their pet(s) restrained, but not tethered, when outside the dwelling.
- adhere to local ordinances, including leash and licensing requirements.
- not leave their pet(s) unattended for unreasonable periods.
- clean up after their pet(s) and to dispose of their pet's waste properly and quickly.
- not leave food or water for their pet(s) outside the dwelling where it may attract other animals.
- keep their pet(s) from being unnecessarily noisy or aggressive and/or causing any annoyances.
- not breed or allow the pet(s) to reproduce, any pet's offspring will be placed within eight weeks of birth.
- pay for pest infestation services, if required, resulting from pets allowed on the premises by Tenant(s).
- keep only the pet(s) described above, with no substitutions of other pet(s).

Violation of rules

If any tenant, guest of any tenant, or any occupant of this dwelling unit violates any rule or provision of this Pet Addendum Management will give written notice and tenant must remove the pet(s) immediately and permanently from the property.

Management _____ Date _____

Tenant _____ Date _____

Tenant _____ Date _____

Due to relevant jurisdictions, it is recommended that any legal document be reviewed with professional legal counsel to ensure correct application.