

**PET AGREEMENT**  
**ADDENDUM TO RESIDENTIAL LEASE**

Property Address (Premises): \_\_\_\_\_

Date of Lease: \_\_\_\_\_

Tenant:

Landlord:

**100. PET AUTHORIZATION AND PET DESCRIPTION:**

1. Tenant may not keep any pet on the Property unless specifically authorized by this agreement. "Pet" includes any animal, whether mammal, reptile, bird, fish, rodent, or insect.

2. Tenant may keep the following pet(s) on the Property until the above-referenced lease ends:

Type: \_\_\_\_\_ Breed: \_\_\_\_\_ Weight: \_\_\_\_\_  
Name: \_\_\_\_\_ Age: \_\_\_\_\_ Color: \_\_\_\_\_  
Gender: \_\_\_\_\_ Neutered? YES NO Declawed? YES NO  
All Shots Current? YES NO Photo Attached? **(photo must be provided)**

Type: \_\_\_\_\_ Breed: \_\_\_\_\_ Weight: \_\_\_\_\_  
Name: \_\_\_\_\_ Age: \_\_\_\_\_ Color: \_\_\_\_\_  
Gender: \_\_\_\_\_ Neutered? YES NO Declawed? YES NO  
All Shots Current? YES NO Photo Attached? **(photo must be provided)**

**200. CONSIDERATION:**

In consideration for Landlord's authorization for Tenant to keep the pet(s) described in Paragraph 100 in the Premises, the parties agree to the following.

1. On or before the date the pet moves into the Property, Tenant will pay Landlord a non-refundable "Pet Fee" of \$300.00 (Three Hundred Dollars). The Pet Fee is NOT, an increase in the Security Deposit.
2. The monthly rent, in the lease, will increase by \$10.00/month/pet listed in section A.

**300. PET RULES:**

Tenant must:

1. take all reasonable action to insure that any pet does not violate the rights of other persons;
2. comply with all applicable statutes, ordinances, restrictions, and other enforceable regulations regarding any pet;
3. keep all pet vaccinations current;
4. confine any pet that is a dog or cat, when outside, by fences or on leashes under Tenant's control;
5. confine any pet other than a dog or cat in appropriate cages at all times;
6. promptly remove any pet waste from the Property, including all living areas, garages, storage areas, yards, porches, patios, courtyards, and decks; and
7. promptly remove from the Property any offspring of any pet.

**400. ACCESS:**

Tenant must remove or confine any pet at any time that the pet is likely to limit or prohibit Landlord, or other persons, access to Property in its entirety as permitted by the lease.

**500. DISCLOSURE CONCERNING PETS:**

- 1. Is Tenant aware of whether any of the pets described under this addendum has ever bitten or injured another person?  Yes  No If yes, explain: \_\_\_\_\_  
\_\_\_\_\_
- 2. Is Tenant aware of whether any of the pets described under this addendum has any propensity or predisposition to bite or injure someone?  Yes  No If yes, explain:  
\_\_\_\_\_  
\_\_\_\_\_

**600. TENANT’S LIABILITY:**

Tenant is responsible and liable for:

- 1. any damage to the Property or any item in the Property caused by any pet;
- 2. any personal injuries to any person caused by any pet; and
- 3. any damage to any person’s property caused by any pet.
- 4. Tenant will pay all reasonable costs that are necessary to clean, deodorize, deflea, or repair any part of the Property, including but not limited to the carpets, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances, sod, yard, fences, or landscaping.

**700. INDEMNIFICATION: Tenant will protect, defend, indemnify, and hold Landlord, Landlord’s property manager, and Landlord’s agents harmless from any damages, costs, attorney’s fees, and expenses that are caused by the act of any pet or Tenant.**

**800. DEFAULT:** If Tenant breaches any provision in this pet agreement, Landlord may exercise any, or all, of the remedies described under the lease.

**900. SPECIAL PROVISIONS:**


\_\_\_\_\_  
Tenant Date

\_\_\_\_\_  
Tenant Date

\_\_\_\_\_  
Landlord Date

\_\_\_\_\_  
Landlord Date

Or signed for Landlord under written property management agreement or power of attorney:

By \_\_\_\_\_

Printed Name \_\_\_\_\_

Firm Name \_\_\_\_\_