

# PET RESPONSIBILITY ADDENDUM

This clause shall become an addendum to the Residential Rental Agreement between Landlord and Tenant for address:

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It is hereby agreed by and between Landlord and Tenant that Landlord will allow Tenant to have the following described pet(s) and no others, subject to the following terms and Tenant hereby agrees to comply with the following:

1. PET #1 Description (type & breed) \_\_\_\_\_, Name \_\_\_\_\_  
Age \_\_\_\_\_, Weight \_\_\_\_\_, Color \_\_\_\_\_, Sex \_\_\_\_\_

ATTACH PICTURE.

2. PET #1 Description (type & breed) \_\_\_\_\_, Name \_\_\_\_\_  
Age \_\_\_\_\_, Weight \_\_\_\_\_, Color \_\_\_\_\_, Sex \_\_\_\_\_

ATTACH PICTURE.

3. PET #1 Description (type & breed) \_\_\_\_\_, Name \_\_\_\_\_  
Age \_\_\_\_\_, Weight \_\_\_\_\_, Color \_\_\_\_\_, Sex \_\_\_\_\_

ATTACH PICTURE.

4. Tenant shall be responsible for the animal, its behavior, and any damage done by the animal. The Landlord shall have the right to withdraw consent and demand removal of any previously permitted animal upon the first complaint registered against such animal or upon evidence of injury or damage to person or property caused by the animal.
5. Provide written veterinary verification that pet(s) has all current vaccinations for respiratory diseases, rabies, and distemper.
6. Keep the residence, lawn and all parts of the premises in good condition and allow Landlord periodic inspections to assure there are no damages caused by pet(s).
7. Tenant is responsible for any damages caused by pet(s), including the repair of damaged items to their former condition and/or replacement where necessary, at Landlord's sole discretion.
8. Tenant assumes all liability for keeping pet(s), including any harm or damages caused to other persons or animals by Tenant's pet(s)
9. Tenant agrees to remove pet(s) from the premises for the remainder of the lease term at Landlord's sole discretion, if the pet(s) is a nuisance or annoyance to neighbors, causes damage to the premises or harm to others, or exhibits bad behavior. No refunds are due to Tenant if pet(s) is removed.
10. Tenant agrees to keep pet(s) kenneled or contained at request of Landlord in order to have necessary access to property, such as showings to prospective buyers and tenants, or in order to make repairs.
11. Tenant warrants that the pet is housebroken and has no history of causing physical harm (including, but not limited to, biting, scratching, chewing) to persons or property.
12. Tenant shall also:
- (a) keep the premises free of fleas at all time;
  - (b) have the residence and lawn professionally treated for fleas and carpets professionally cleaned prior to vacating, and paid receipts submitted to Landlord;
  - (c) contain the pet in an appropriately sized pet crate while Tenant is not home;
  - (d) never tie-up the pet in the yard or confine the pet in a closet, bedroom, bathroom, etc;
  - (e) frequently pick-up and properly dispose of all pet waste;
  - (f) reimburse Landlord for any primary or secondary damages caused thereby whether the damage is to the premises or to any common areas used in conjunction with them;
  - (g) indemnify Landlord from any liability to third parties which may result from Tenant's keeping of pet(s).
13. In consideration for the privilege of keeping pet(s), Tenant hereby pays an additional non-refundable pet fee of **\$250.00 per pet** PLUS an added money deposit under this lease of **\$0.00 per pet.**

TENANT(S):

DATE:

X \_\_\_\_\_

X \_\_\_\_\_

X \_\_\_\_\_

X \_\_\_\_\_