
Pet Addendum

This pet addendum is attached to and forms as part of the residential lease agreement dated _____ between Williams Investments & Properties and _____ the tenant(s).

Tenant(s) desire to keep a pet named _____ and described as (breed) _____ in the dwelling they occupy under the lease agreement referred to above, and because this agreement specifically prohibits keeping pets without the Owner's permission. Tenant(s) agree to the following terms and conditions in exchange for this permission:

- **Tenants agree to show proof of PRIOR flea and tick treatments received as well as keep up with monthly topical or oral treatments and/or applications while occupying premise**
 - **Currently taking:** _____ . **Received Proof** _____
- Tenants agree to assume any and all costs that are related to pest control services that are required in the removal of fleas and/or any other type of pest
- Tenants acknowledge that repair services may be stalled until any pest control issues are resolved
- Tenant agrees to keep pet(s) under control at all times
- Tenants agree to keep their pet(s) restrained but not tethered, when it is outside their dwelling
- Tenants agree to not leave their pet(s) unattended for any unreasonable periods
- Tenants agree to dispose of their pet's droppings properly and quickly
- Tenants agree to keep the pet(s) from causing any annoyance or discomfort to others and will remedy immediately any complaints
- Tenants agree that all offspring would need to be removed from the property at 8 weeks of age and the Owner be notified of any pregnancy of pet
- Tenants agree that Owner reserves the right to revoke permission to keep the pet(s) should Tenants break this agreement
- Tenants agree to pay immediately for any damage, loss, or expense caused by their pet(s)
- Tenants agree to pay **\$300 for first pet plus an additional \$100 for each additional pet as a Pet Deposit** (*separate from Security Deposit*), any of which may be used for cleaning, repairs, or delinquent rent. This deposit is partially refundable. **\$150 is Nonrefundable.** The balance is released if there are no damages, no additional cleaning or costs, no repairs, or no pest removal above the allotted \$150
- Tenants agree to pay **\$15 for first pet plus \$5 for each additional pet, in addition to the rent, as a monthly Pet Fee.** There is a 2 pet maximum policy with Owner approval for each pet

Tenant

Date

Tenant

Date

Owner/Agent

Date