

PET ADDENDUM

The Addendum is made on _____ to Lease dated _____, by and between _____, Landlord, and _____ Tenant, for the property located at _____ (Premises).

Landlord hereby grants permission for Tenant to keep the pet(s) described below and only upon the terms and conditions as set forth below:

1. DESCRIPTION. It is understood that Tenant will keep pet(s) on Premises, described as:

Name of Pet	Type/Breed	Color	Weight

Tenant understands and acknowledges that Premises are subject to rules and regulations which prohibit pets from exceeding _____ pounds. Tenant agrees to comply with this restriction at all times during Lease Term.

2. PET DEPOSIT. A pet deposit in the amount of \$ _____ is required, which must be paid upon signing this Addendum or in accordance with Lease, whichever is sooner (“Pet Deposit”). This deposit will be held by _____ until Tenant has vacated Premises and an inspection of Premises has been completed. This deposit will be treated as a Security Deposit under the provisions of Lease and applicable Virginia Law.

3. NONREFUNDABLE PET FEE. A nonrefundable fee in the amount of \$ _____ is required, which must be paid upon signing this Addendum or in accordance with Lease, whichever is sooner.

4. PET RENT. “Pet Rent” is a recurring charge included in Rent and will be due and payable in the same manner. Pet Rent will be \$ _____ for the duration of Lease Term that pet(s) is residing in Premises. Should pet(s) permanently cease residing in Premises during Lease Term, Tenant will immediately notify Landlord. Pet Rent will subsequently be removed or reduced proportionately for each pet identified in this Addendum which is no longer residing in Premises, beginning on the first rent due date following Tenant’s Notice.

5. TENANT RESPONSIBILITIES. Tenant further agrees:

- A. Tenant will arrange for and pay the costs of having the premises defleaed and deticked by a professional exterminator acceptable to Landlord at the termination of occupancy. A paid receipt must be provided to Landlord before Pet Deposit is returned.
- B. Tenant will arrange for and pay the costs of having the existing carpeting in the premises cleaned and deodorized by a professional company acceptable to Landlord at the termination of occupancy. A paid receipt must be provided to Landlord before Pet Deposit is returned.
- C. Tenant will assume all liability and responsibility for any damage to the property caused by the pet(s) including, but not limited to, odors and damage to carpets, flooring, screens, glass, and woodwork. Upon vacating Premises, Landlord will do an inspection of Premises and any damage attributable to pet(s) will be charged to Tenant accordingly.
- D. Tenant will remove or secure any pet(s) on the premises when property is on the market for sale or rent, or when repairs and/or inspections are scheduled.
- E. Pet(s) must not interfere with the quiet enjoyment and convenience of neighbors. Tenant will become familiar and comply with the laws, rules and regulations of all state, local, county or city authorities, homeowners and condominium associations.
- F. Tenant will ensure that the pet(s) will not bite, injure, or harm any individual or other animal, and will not disturb others or cause damage to Premises. If, in Landlord's opinion, the pet(s) have injured or disturbed others, or has damaged property, Landlord may provide Tenant with written notice to remove pet(s) from Premises. Tenant must permanently remove the offending pet(s) within five (5) days of receiving written notice, and failure to do so will constitute a violation of Lease, and may subject Tenant to termination of Lease. Tenant is responsible for any property damage, injury, or disturbances pet(s) may cause or inflict.
- G. Tenant is responsible for the immediate removal and proper disposal of pet waste on all portions of Premises, including without limitation common fenced areas in and around buildings.
- H. Pet(s) will not be permitted upon the common areas of Premises unless they are carried or leashed, or unless in an animal playground, if any. Pet(s) may not be leashed to any stationary object on the common elements.
- I. Pet(s) must be kept on a leash when walked or exercised. Leaving pet(s) unattended on a porch, patio, or anywhere outside Premises is strictly prohibited.
- J. Tenant will keep pet(s) properly licensed and inoculated as required by local and state law and must provide documentation to Landlord upon request. Pet(s) must display a tag with the contact information of the owner.
- K. Except for the pet(s) described above, Tenant will not keep any other animal or offspring of the pet(s) on or about Premises except as otherwise approved by Landlord in writing.
- L. Commercial breeding of animals within Premises is prohibited.
- M. No Tenant will inflict or cause cruelty in connection with the pet(s) described above.

- 6. **LIABILITY INSURANCE.** Pursuant to the terms of Rental Application, Tenant must obtain property and liability insurance (Renter’s Insurance). In addition, Tenant must obtain liability insurance for all dogs subject to this Addendum.
- 7. **REVOCAION.** Landlord reserves the right to revoke permission to keep the pet(s) and/or terminate Lease for any violation of this Addendum.
- 8. **MISCELLANEOUS.** All other terms and conditions of Lease remain in full force and effect. Failure of Tenant to comply with any of the terms of this Addendum will constitute a default under Lease.

SIGNATURES:

Date	Landlord	Date	Tenant
Date	Landlord	Date	Tenant
Date	Landlord	Date	Tenant
Date	Landlord	Date	Tenant

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