

## LEASE ADDENDUM - PETS

Permission is hereby granted to \_\_\_\_\_ @ \_\_\_\_\_ to house the following pet(s) at a yearly charge. With the manager's signature approval, most pets are allowed for a refundable pet deposit of \$500. Caged, contained, and clawless pets such as fish and birds will be charged a \$200 per year refundable pet deposit.

P E T ' S   N A M E	A G E	S E X	W T	D E S C R I P T I O N

**Refundable Pet Deposits: \$500 a year**

**Abide by rules and regulations to avoid notices/fines**

\* \* \* \* \*

**Read the following carefully. A term shall be considered waived or modified only if written into this agreement and initialed by all parties.**

- I.** Tenant(s) accepts **full responsibility** for their pet(s) and further agrees to:
1. Take all measures necessary to insure that people in and around the premises are not **harmed** or **disturbed** by their pets;
  2. Pay for all damages or extra wear-and-tear that may result from keeping such pets including **repainting of apartment**, and **cleaning or replacement** of carpets;
  3. Dispose of waste and litter in properly sealed plastic bags;
  4. Maintain all **outdoor** pets (applies if pet is sometimes outdoors on the ground) on a flea control program and pay for flea eradication of **entire building**, including basement, should flea infestation occur.
  5. Have pet **neutered** at earliest possible time if pet is not already neutered.  
Applicable to cats and dogs only.
  6. Have pet **de-clawed** at earliest possible time if pet is not already declawed and is domesticated (especially if living unit contains wood flooring).

**II.** Only **specific** pets preapproved by the Manager's inspection process are permitted on premises. This permission cannot be extended, without the **prior** written consent of the Landlord, to any other pet(s) including "visiting" or "temporary" pets.

**III.** Should a problem arise, Manager shall give Tenant written notice of the problem and allow **72 hours** for Tenant to rectify the problem(s) to the satisfaction of the Landlord **or 10 days** in which to remove the pet permanently from the premises.

IV. Hold Landlord free from all claims for damages and all additional expenses, including legal expenses, which may arise as a result of granting Tenant's request to house pet(s).

V. Tenant understands and accepts that this addendum shall become an integral part of the Lease Agreement and that any violation or misrepresentation herein is also a violation of the Lease Agreement.

VI. **Pet Bonus:** Tenant will receive 110% of the pet deposit upon fulfilling the lease, provided that Management was not obliged to perform the following: evict or take legal action against tenant, issue written notice regarding pet, charge pet regulatory fees, deduct or retain monies from pet deposit to cover pet related costs.

**Tenant affirms that pet(s) has no history of (a) physical harming persons (b) aggressiveness or viciousness behavior or (c) making sounds likely to be disturbing to others**

Date \_\_\_\_\_

Applicant \_\_\_\_\_

Date \_\_\_\_\_

Management \_\_\_\_\_