

# Pet Addendum to Rental Agreement

Thomas Investment Properties LLC

PO BOX 1094, Checotah OK, 74426

918.900.4952

Date: \_\_\_\_\_

Premises: \_\_\_\_\_

Pet(s) name \_\_\_\_\_ Pet(s) sex \_\_\_\_\_ Pet(s) Age \_\_\_\_\_

Pet fee \_\_\_\_\_

## Terms and Conditions

- **Pet Policies:** Resident has read, understands, and agrees to abide by all applicable house policies pertaining to pets.
- **Pet Application:** Resident has completed a Pet Application Form and has been granted permission by the managing agent to keep the pet(s) specified under the following terms and conditions:

## Conditions for Keeping Pets

- **Control:** Pets may only be permitted outside of the owner's unit or yard when under the direct supervision of a responsible human companion and secured on a hand-held leash or contained within a pet carrier, unless the area is enclosed by a fence. Pets must not be allowed to dig beneath or jump over fences.
- **Liability for Damages:** The resident shall be financially responsible for any and all damages caused by the pet to the premises, including but not limited to restoration or replacement costs where applicable. This encompasses, without limitation, damage to trim, flooring, cabinets, doors, fences, interior paint, walls, exterior siding, excavated earth, and other property features.
- **Veterinary Care:** The resident will provide adequate and regular veterinary care, ample food and water, and will not leave the pet unattended for any undue length of time.
- **Cleanliness:** The resident will maintain cleanliness of litter boxes and pet sleeping and feeding areas.

- **Noise Control:** The resident will prevent pets from engaging in behaviors or creating excessive noise that disturbs neighbors.
- **Emergency Situations:** If there is reasonable cause for an emergency situation regarding the pet, and contact efforts are unsuccessful, the rental manager may contact local animal control authorities and assist entry into the resident's apartment. Boarding costs incurred will be the resident's responsibility.
- **Indemnity:** The resident agrees to indemnify, hold harmless, and defend the rental manager against all liability, judgments, expenses (including attorney's fees), or claims by third parties for any injury or damage caused by the resident's pet(s).

## Signatures

- \_\_\_\_\_ Resident Signature / Date
- \_\_\_\_\_ Manager / Landlord Signature / Date