



**JEANNE WALTERS**  
*Real Estate*

## Pet Addendum

This agreement is between Jeanne Walters Real Estate, LLC on behalf of owner name (Landlord) and (Tenants) for the property located at (Address) for the leasing period of (Date - Date). The Landlord hereby grants permission to the Tenant to harbor the pet(s) described below under the conditions stated below:

Type of pet: \_\_\_\_\_ Breed: \_\_\_\_\_ Age: \_\_\_\_\_ Weight: \_\_\_\_\_ Name: \_\_\_\_\_

Tenant(s) agrees to the following terms and conditions:

- 1) A non-refundable fee of \$300 (per pet) shall be paid. If the tenants want to add another pet at a later date, there will be an additional \$300 pet fee due. Monthly pet rent is \$15 (per pet) and is due along with rent on the 1<sup>st</sup> of every month. The pet fee and monthly pet rent is not intended to cover damages caused by pet. Any damages caused by the pet during the lease term shall be deducted from the Tenant's security deposit or separately charged to the Tenant.
- 2) Tenant agrees to provide the Landlord with the pet's current and up-to-date immunization records before the pet is able to move into the premises.
- 3) Maximum of # pet(s) allowed, unless otherwise agreed to in writing. If unauthorized pets are found residing in leased premises, a penalty will be charged to the tenant and the pet will need to be removed immediately.
- 4) Tenant agrees to adhere to local ordinances, including leash and licensing requirements. Tenant certifies that the pet(s) have received all of their required shots and registration, and that the pet is housebroken.
- 5) Tenant agrees to provide adequate and regular food, water, and veterinary care. Tenant also agrees to not leave the pet unattended for an unreasonable period of time.
- 6) Tenant agrees to clean up after their pet and dispose of their pet's waste properly and quickly. A fine can be assessed for any tenant failure to pick up pet waste.

- 7) Tenant agrees to be fully responsible for any harm or damage to others or to the property caused by the pet(s). Tenant shall indemnify and hold Landlord harmless from any liability arising from Tenant's pet for damages to any person or property in, on or around the premises.
- 8) Pet(s) will not be allowed to create excessive noise and/or disturb others.
- 9) Tenant agrees to keep said pet(s) in a crate, contained to a certain area, or removed from the premises when notified that maintenance, management, etc. needs to gain entry to premises. If pet(s) are not confined/removed, we will not enter the premises, and tenants will be charged a fee for the trip charge. In addition, tenants may also incur a fee of up to \$50 per occurrence.
- 10) Upon lease end, a flea treatment will be administered, which will be paid from the pet fee.

It is further understood that if the above conditions are not met, the owner/landlord reserves the right to revoke permission to keep pets at any time. Should the permission be revoked, said pet(s) shall be permanently removed from the premises within 48 hours after receiving written notice from the landlord.

I agree and accept that all information above is truthful and understand any falsification of information may incur a fee and/or call for the animal(s) to be removed from the premises immediately and permanently. By signing below, all parties understand and agree to this pet addendum, which is made part of the lease agreement.

**Tenant Signatures:**

\_\_\_\_\_  
 NAME Date

\_\_\_\_\_  
 NAME Date

**Jeanne Walters Real Estate, LLC:**

\_\_\_\_\_  
 Avery Thatcher, Property Manager Date

<p><b>OFFICE USE ONLY</b></p> <p>Total Pet Fee paid: \$ _____</p> <p>Received by: _____</p> <p>Date payment was received: _____</p>
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