

**ADDENDUM TO LEASE AGREEMENT
PET ADDENDUM**

THIS PET ADDENDUM ("Pet Addendum") is incorporated into and made a part of the Lease Agreement ("Lease") by and between the undersigned Landlord and Tenant(s) _____
_____ for the Premises known as _____
_____ ("Premises") and shall take precedence over any and all conflicting language contained in the Lease.

Landlord hereby agrees that Tenant may keep the pet(s) described below ("Pets") in the Premises, subject to the following terms and conditions.

1. **CONDITIONAL AUTHORIZATION FOR ANIMAL(S).** Tenant may keep the Pets in the Premises until the Term Expiration Date. Landlord may terminate this authorization sooner if Tenants right of occupancy is lawfully terminated or if, in Landlord's judgement, Tenant and the Pets, guests, or any other occupants violate any of the rules of this Pet Addendum. Only dogs and cats are authorized within the Premises; no other animals are permitted.
2. **ANIMAL DEPOSIT.** An animal deposit may be charged. This animal deposit will increase the total security deposit under the Lease. We will consider this additional security deposit a general security deposit for all purposes. Refund of security deposit will be subject to the terms and conditions set forth in the Lease. The additional security deposit is not refundable before all residents surrender the Premises, even if the Pets have been removed. Animal Deposit Amount: _____.
3. **ADDITIONAL MONTHLY RENT.** Effective as of _____, 20_____, and continuing for as long as the Pets remain in the Premises, Tenant's total Monthly Rent (as stated in the Lease) will be increased by _____ ("Pet Rent"). Tenant shall be liable for the Pet Rent until Landlord receives written notice that the pets have been permanently removed from the Premises and the Pets, in fact, have been permanently removed from the Premises.
4. **LIABILITY NOT LIMITED.** The additional Pet Rent and additional security deposit under this Pet Addendum do not limit Tenant's liability for property damages, cleaning, deodorization, defleaing, replacements or personal injuries.
5. **DESCRIPTION OF ANIMAL.** Tenant may keep only the animal(s) described below. Tenant may not substitute any other animal for one listed below. Unless otherwise permitted herein, the Pet may not weight more than 100 pounds when fully grown and muse be of a gentle disposition. Pitbulls, Rottweilers and any affiliated breeds are strictly prohibited. Neither Tenant nor Tenant's guest or occupants may bring any animal, other than the Pet(s) described below, into the Premises.

PET'S NAME	AGE	SEX	WEIGHT	DESCRIPTION

6. **EMERGENCY.** In an emergency involving an accident or injury to Tenant's animal, Landlord has the right, but not a duty to take the animal(s) to the following veterinarian for treatment, at Tenant's expense:

Doctor: _____ Address: _____
City/State/Zip: _____ Phone: _____

7. **ANIMAL RULES.** Tenant is responsible for the Pet's actions at all times and is responsible for the following

rules herein:

- Tenant must prevent any nuisances, disturbances, and/or unreasonable noises created by Pets, including, but not limited to, barking, scratching, crying, regardless of whether animal is inside or outside the Premises. Tenant must make every reasonable effort to prevent and correct any discomfort caused to any other residents of the property by the Pets, including, but not limited to, controlling menacing behavior of Pets.
 - Dogs and cats must be housebroken. No animal offspring allowed.
 - Tenant is responsible for cleaning up behind the Pets, including, but not limited to, removing and property disposing of feces, hair, odors, and all other debris or unsanitary conditions the Pets may cause. This responsibility includes cleaning all areas within the limits of the property, as well as along the public areas within the adjacent neighborhood. If cleanup is not completed immediately, cleanup may be conducted by Landlord at Tenant's expense.
 - The Pets may not be tied to any fixed object anywhere outside the Premises.
 - The Pets must be accompanied by a responsible person and be on a leash when outside of the Premises. If the Pets are found unsupervised, permission to keep the Pets in the Premises is hereby revoked and the Pets must be removed by Tenant within twenty-four (24) hours after receipt of written notice from Landlord. If the Pets should become annoying, bothersome or in any manner a nuisance to other residents or to the resident manager of the apartment complex, Tenant shall upon notice from Landlord or its agents immediately and permanently remove the Pets from the Premises.
 - Tenant is responsible for understanding and complying with all laws, regulations, ordinances and health codes governing the Pets, including maintaining any and all licenses and vaccinations required by law.
8. **ADDITIONAL RULES.** Landlord has the right to make reasonable changes to the animal rules from time to time provided Landlord distributes a written copy of any changes to every tenant who is allowed to have animals.
9. **VIOLATION OF RULES.** If Tenant, Tenant's guests or any occupant violates any rule or provision of this Pet Addendum (based solely upon Landlord's judgment) and Landlord provides written notice of such violation to Tenant, Tenant must remove the Pets immediately and permanently from the Premises. Landlord also has all other rights and remedies set forth in the Lease, including damages, eviction and attorney's fees.
10. **COMPLAINTS ABOUT ANIMALS.** Tenant must immediately and permanently remove the Pets from the Premises if Landlord receives a reasonable complaint from a neighbor or other resident or if Landlord, in its sole discretion, determines that the animals have disturbed the neighbors or other residents.
11. **OUR REMOVAL OF ANIMAL.** In some circumstances, Landlord may enter the Premises and remove the Pets with one (1) day's notice left in a conspicuous place. Landlord may remove the Pets if, in Landlord's sole judgment, Tenant has:
- abandoned the Pets
 - left the Pets in the Premises for an extended period of time without food or water
 - failed to care for a sick animal
 - violated Landlord's animal rules
 - let the Pets defecate or urinate where it is not supposed to

In doing this, Landlord must follow the procedures of the Lease, and Landlord may turn the Pets over to a humane society or local authority. Landlord will return the Pets to Tenant upon Tenant's request if Landlord has not already turned the animal over to a humane society or local authority. Landlord does not have a lien

on the Pets for any purpose but Tenant must pay for reasonable care and kenneling charges for the Pets. If Tenant does not pick up the Pets within five (5) days after Landlord removes it, it will be considered abandoned.

- 12. **LIABILITY FOR DAMAGES, INJURIES, CLEANING.** Tenant and all co-tenants will be jointly and severally liable for the entire amount of all damages caused by the animals, including all cleaning, defleaing and deodorizing. This provision applies to all parts of the Premises, including carpets, doors, walls, drapes, wallpaper, windows, screens, appliances, as well as landscaping and other outside improvements. If items cannot be satisfactorily cleaned or repaired, Tenant must pay for Landlord to replace them completely. Payment for damages, repairs, cleaning, replacements or other items is due within thirty (30) days after Tenant's receipt of an invoice from Landlord. As owner of the Pets, Tenants are strictly liable for the entire amount of any injury that the Pets cause to a person or anyone's property. Tenant will indemnify, defend and hold Landlord and its agents harmless from any and all claims arising from any action of the Pets.

- 13. **MULTIPLE TENANTS.** Each Tenant who signed the Lease must sign this Pet Addendum. Tenant, Tenant's guests and any occupants must follow all animal rules. Each Tenant is jointly and severally liable for damages and all other obligations set forth in this Pet Addendum even if the tenant does not own the animal.

- 15. **GENERAL.** Tenant acknowledges that no other oral or written agreement exists regarding animals. Except for special provisions noted above, Landlord's agent has no authority to modify this Pet Addendum or the animal rules, except in writing. This Pet Addendum and the animal rules are considered part of the Lease described above.

IN WITNESS WHEREOF, the parties have signed and agreed to this Pet Addendum effective as of the date of the Lease.

Tenant's Signature

Landlord's Signature