

Pet Addendum

Property Name: _____ Unit# _____

Property Address: _____ City _____ State _____ Zip _____

Residents Name(s) _____

Owner/Landlord(agent) _____

This shall constitute an Addendum to the Rental Agreement entered into between the Resident and the Owner/Agent.

Resident has filled out Pet application form and has been granted permission by the managing agent to keep the pets specified under the following terms of conditions:

- 1. The resident agrees to indemnify, hold harmless and defend the landlord/agent against all liability, judgment, expenses(including attorney's fees) or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by the resident's pet(s).*
- 2. It is understood that the pet will be allowed out of the owner's unit or yard only under the complete control of a responsible person and on a hand held leash or in a pet carrier.*
- 3. Resident will prevent pet from engaging or creating excessive noise at a level that disturbs neighbors, including but not limited to barking, jumping, and running.*
- 4. Resident will maintain the sleeping and eating area of the pet and will make sure to provide adequate care for feeding and hydration of the pet. Resident will not leave the pet for long duration of time to put the pet or others in harm's way.*
- 5. Emergency Access: In the case of an emergency and the owner/agent can't contact the resident the rental agent/owner may contact the animal control officer and assist in entering the resident's unit. Emergency's may include but not limited to fire, flooding, natural disaster, abuse and or any prolonged disturbance. If it is necessary to board the pet, any and all cost are the responsibility of the resident.*
- 6. Physical damages to the premises caused by the pet is the sole responsibility of the resident. Damage to the exterior or interior of the premises, including but not limited to the flooring, walls, trim finish, tiles, carpeting, and paint or any stains etc. will be the responsibility of the resident and if the damage cannot be repaired will be replaced at the residents full expense.*
- 7. Cleaning of Carpets: After vacating the resident will permit the owner/agent to have the carpets professionally cleaned at the cost of the residents. The owner/agent will have the ability to choose the contractor of their choice and at a competitive cost. The carpet will be treated for fleas, ticks and stains.*
- 8. Resident has read and agrees to abide by all agreements concerning this policy pertaining to pets.*
- 9. Tenant agrees to promptly reimburse the agent/owner for the expenses which arise in any action, claim, loss, damage and expense, including but not limited to attorney's fees the owner/agent may sustain or incur as a result of the failure of the tenant to comply with the terms of the addendum or lease agreement. If a dispute arises out of this agreement that cannot be settled through negotiations the agent/owner agree first to try in good faith to settle the dispute by mediation by a local mediator in the county of the premises.*

Print Resident's Name

Owner/ Agents Name

Date _____

Resident's Signature

Owner/ Agents Signature

Date _____