STEP FIVE

Pet Addendum

Pet Name _____ Age _____ Color _____

Breed _____ Description _____

Outdoor pet	Y/N	Updated shots	Y/N	Declawed	Y/N
Indoor caged	Y/N	Licensed/collared	Y/N	Spayed/neutered	Y/N
Housebroken	Y/N	License or tag number _____			

This agreement is an addendum to the Rental Agreement between (Owner/Manager) _____

and (Tenants) _____

_____ dated (Lease Date) _____ . This agreement is for pet listed above and does not permit any other unlisted pets on the rental premises, including a temporary basis. This includes dogs, cats, birds, fish, reptiles or any other animals without owner consent. Owner grants permission of pet described above with the agreement to abide by these following rules and regulations.

1) Tenant agrees to local ordinances, including licensing, leash law, ID tags, health requirements and mandated vaccinations.
2) Tenant agrees to keep pet under control at all times, including unnecessary noise, aggressive disturbance or annoyance to others. This holds true both during the day and at night. Tenant agrees to remedy any complaint from owner/manager immediately.
3) Tenant agrees to keep pet restrained or fenced when outside the dwelling.
4) Tenant agrees to clean up pet waste and dispose of it properly and quickly, both inside and outside the dwelling.
5) Tenant agrees not to leave food outside dwelling that could attract other animals.
6) Tenant agrees to pay additional security deposit of $_____ and/or monthly rent of $_____ for keeping said pet on the premises. Additional security deposit may only be used after tenant has vacated premises and may be applied to repair of damages, carpet cleaning/replacement, spraying or cleaning of rental or delinquent rent. Unused deposit shall be returned to tenant within _____ days of tenant vacating premises.
7) Tenant agrees to obtain a liability insurance policy with $_____ coverage to cover injury or damages caused by pet. Tenant agrees to list owner as "additional insured".
8) Tenant agrees to find new homes for pet's offspring within 8 weeks of birth.
9) Tenant agrees not to leave pet unattended for unreasonable periods of time.

Int. _____ Int. _____ Int. _____

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10) Pet identification tags are to be worn at all times.

11) Tenant agrees to furnish owner/manager with picture of said pet.

12) Tenant agrees that this addendum is for that specific pet described above and there are no pet substitutions, including "pet sitting" or harboring of any other pets. Any unlisted animals are to be removed at tenant's expense.

13) Tenant agrees to pay for any loss, expenses or damage caused by said pet. Non-payment of such damage will be listed as additional rent.

14) Tenant agrees to the owner/manager's right to revoke permission to keep said pet should tenant break this addendum. Breaking of addendum shall be grounds for termination of rental agreement.

I have read the above rules and regulations and am willing to comply with all of the above. I also state that any information I gave about said pet is truthful and complete to the best of my knowledge.

Tenant Signature _____ Date _____

Tenant Signature _____ Date _____

Tenant Signature _____ Date _____

Owner/Manager Signature _____

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