

# 1. Pet Addendum

## 1.1 PET AGREEMENT OVERVIEW

The following is the PET ADDENDUM for <<Tenants (Financially Responsible)>> Tenant(s) at <<Property Address>>.

The Landlord or Landlord’s Agent grants the undersigned Tenant permission to keep the following animal/pet(s) and will verify the following information when signing:

**<<Pet Information>>**

## 1.2 TENANT ACKNOWLEDGEMENT

**The undersigned Tenant agrees to the following conditions:**

1. The Tenant fully understands any increase paid to the security deposit is NOT a pet deposit. The increased amount is an increased security deposit. In addition, the Tenant fully understands the Landlord can use any part of the tenant’s entire security deposit for any damage caused by their pet.
2. This agreement is not used for a support animal; support animals are not pets and do not require an increased security deposit.
3. The Tenant understands fully that at no time will Landlord or Landlord’s Agent refund the increased amount or any part of the original security deposit prior to vacancy, even if Tenant removes the pet, or the pet vacates the property for any reason.
4. The Tenant fully understands they will be responsible for professional carpet cleaning during and after vacancy due to the approval for having a pet on the premises and is to be at the tenants’ expense. The Tenant must obtain approval of the carpet cleaning company from the Landlord and/or Landlord’s Agent.
5. The Tenant fully understands they are responsible for pest control during and after vacancy, due to approval for having a pet on the premises, and the pest control is to be at the tenants’ expense.
6. The Tenant is to keep only the animals specifically listed above and CANNOT substitute any other animal/pet without permission of the Landlord or Landlord’s Agent.
7. The Tenant cannot “baby sit” or do any “care taking” of any animal, bird or pets of any nature, for another party on the premises for any friend, relative or acquaintance at any time.
8. The Tenant agrees to keep their pets under control at all times and abide by the County or City codes pertaining to animals and Tenant agrees to keep their pet restrained when it is outside of the dwelling.
9. Landlord, and/or Landlord’s Agent, will report any pet left unattended for twenty-four (24) hours or more, or whose health the Tenant’s neglect, mistreatment, or their ability to care for the animal to the Animal Control authority or any other appropriate authority. The Landlord and/or Landlord’s Agent deems such circumstances an emergency for the purposes of the Landlord’s right to enter the Tenant’s unit to allow such authority to remove the animal from the premises. The Landlord accepts no responsibility for any pet removed.
10. The Tenant agrees to dispose of their pet’s feces properly and promptly. The Tenant also agrees to dispose of all feces properly and promptly even if it is not from their pet.
11. The Tenant agrees not to leave food or water for their pet or any other animal outside the front of the dwelling.
12. The Tenant agrees to keep their pet from causing any annoyance or discomfort to others. Tenant will remedy immediately any complaints made through the Landlord or Landlord’s Agent.
13. The Tenant is not to allow their pet to give birth on the property without prior consent of Landlord or Landlord’s Agent.
14. The Tenant agrees to pay immediately for any damage, loss, or expense caused by their pet.
15. The Tenant guarantees to Landlord or Landlord’s Agent the pet(s) listed above have received the appropriate vaccinations, required by governing agencies, including but not limited to, the County, City or State
16. The Tenant agrees that Landlord or Landlord’s Agent reserve the right to revoke permission to keep the pet should the Tenant break this agreement.

17. The Tenant agrees to remove the pet if there is any incidence or report of violent behavior of the pets in this agreement.

18. The Tenant agrees to indemnify, defend and hold Landlord or Landlord's Agent harmless from and against all claims, actions, suits, judgments and demands brought by another party due to any activity or damage caused by the Tenant's pet.

19. ATTORNEY FEES: In any action or proceeding arising out of this agreement, the prevailing party shall be entitled to reasonable attorney's fees and costs.

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