



### Pet Addendum to a Rental Agreement

This pet addendum is an amendment to the lease dated \_\_\_\_\_ between \_\_\_\_\_ (Tenant(s)) and \_\_\_\_\_ (Property Owner(s)) covering the premises known as \_\_\_\_\_  
Address City State Zip

- 1. Resident has read, understands, and agrees to abide by all applicable Home Owner Pet Policies pertaining to pets.
- 2. Resident has completed a Pet Application Form and has been granted permission by the Property Owner to keep the pet(s) specified under the following terms and conditions:
  - a. That the pet(s) will be allowed out of the pet owner's residence or yard only under the complete control of a responsible human companion and on a hand-held leash or in a pet carrier.
  - b. That any damage to the exterior or interior of the premises, grounds, flooring, walls, trim, finish, tiles, carpeting, or any stains, etc., caused by the pet(s) will be the full financial responsibility of the resident and that resident agrees to pay all costs involved in the restoration to its original condition. If because of any such stains, etc., said damage is such that it cannot be removed, then resident hereby agrees to pay the full expense of replacement.
  - c. That the resident agrees the Property Manager will have to professionally treat the premises, including grounds (if any), for fleas and ticks (if necessary), and clean all carpets when resident vacates the premises. The contractors used will be the Property Manager's contractors, and the cost will be competitive and borne by the resident.
  - d. That the resident will provide adequate and regular veterinary care, as well as ample food and water, and will not leave pet(s) unattended for any undue length of time. Resident will diligently maintain cleanliness of litter boxes as well as pet sleeping and feeding areas. Resident will prevent pet(s) from engaging in behaviors or creating excessive noise at a level that disturbs neighbors, including, but not limited to, barking, jumping, and running.
  - e. That, if there is reasonable cause to believe an emergency situation exists with respect to the pet(s), and if efforts to contact the resident and emergency caretaker are unsuccessful, the Property Manager or the property manager's agents may contact the local animal control authority and assist its staff in entering the residents. Examples of an emergency situation include suspected abuse, abandonment, fire or other disaster, or any prolonged disturbance. If it becomes necessary for the pet(s) to be boarded, any and all costs incurred will be the sole responsibility of the resident.
  - f. That the resident agrees to indemnify, hold harmless, and defend the Property Management Agency or property manager's agents against all liability, judgments, 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).
  - g. That if a dispute arises out of this contract that cannot be settled through negotiation, the Property Manager and resident agree first to try in good faith to settle the dispute by mediation administered either by a local mediator or by the American Arbitration Association under its commercial mediation rules. If the parties cannot agree on which agency shall administer the mediation, the Property Management Agency's choice shall govern.

\_\_\_\_\_  
PRINT TENANTS NAME

\_\_\_\_\_  
TENANTS SIGNATURE DATE

\_\_\_\_\_  
PRINT TENANTS NAME

\_\_\_\_\_  
TENANTS SIGNATURE DATE

\_\_\_\_\_  
PRINT PROPERTY OWNER'S NAME

\_\_\_\_\_  
PROPERTY OWNER'S SIGNATURE DATE

\_\_\_\_\_  
PRINT PROPERTY OWNER'S NAME

\_\_\_\_\_  
PROPERTY OWNER'S SIGNATURE