

## Pet Agreement & Deposit

This Pet Agreement is an Addendum to the Lease Agreement dated \_\_\_\_\_, 20\_\_\_\_, between \_\_\_\_\_ (Landlord) and \_\_\_\_\_ (Tenants). All provisions of the Lease Agreement not amended hereby shall remain in full force and effect.

Tenants are hereby authorized to keep a pet(s) on the Premises in accordance with the term of this Agreement. This authorization will automatically terminate with the termination of Tenant's right of occupancy or at the election of Landlord in the event of any violation of Tenant's undertakings and obligations as set forth below.

Tenants agree to comply with all jurisdictional laws and local licensing requirements governing pets. Tenants also agree to immunize their pet(s) in accordance with all local and jurisdictional laws.

Landlord hereby acknowledges receipt of a pet deposit in the amount of \$\_\_\_\_\_, which deposit shall be returned to Tenants at such time as Tenants surrender possession of the Premises having fully complied with all the terms and conditions of this Agreement and the Lease Agreement.

The pet deposit provided for above shall not be construed to limit Tenant's liability for property damage, cleaning, deodorization, de-fleaing, replacements and/or personal injuries as set forth below.

Description of Pet. The following described pet(s) is/are authorized to be kept on the Premises. No other pet shall be permitted on the Premises by Tenant, family members, guests, visitors or employees. As used in this Agreement, the term pet shall include but not be limited to animals, mammals, reptiles, birds, fish, rodents and insects.

Type:\_\_\_\_\_ Breed:\_\_\_\_\_ Color:\_\_\_\_\_ Weight:\_\_\_\_\_ Name:\_\_\_\_\_

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Liability. Tenants shall be liable for any and all damages caused or occasioned by any pet whether or not authorized to be on the Premises. Any item in, on, or at the premises, or any portion of the premises which is stained or otherwise damaged by any pet and which cannot be cleaned or repaired to the reasonable satisfaction of Landlord must, at Tenant's sole cost and expense, be replaced by an item of like kind and quality. All payments for damages, repairs, cleaning, de-fleaing, replacements, or the like shall be due immediately upon demand. Tenants and or any guest of Tenants agree to indemnify and hold harmless Landlord and the Owner of the premises from any and all loss, cost, damage or expenses including reasonable attorney's fees resulting from the presence of a pet on the premises whether or not authorized.

Move Out. Upon move-out or relinquishment of possession, all carpets in the Premises must be professionally shampooed, de-fleaed and deodorized at Tenant's sole cost and expense.

**Pet Rules.** Tenants are responsible for the actions of pet(s) at all times and agree to abide by the following rules:

1. The pet shall not disturb the rights, quiet, comfort and convenience of other persons near the Premises. This prohibition shall apply whether the pet is an inside or outside pet.
2. When the pet is outside or in common areas, it shall be kept under Tenant's supervision, control at all times and kept securely leashed. Landlord shall have the right, but not the obligation, to pick up or caused to be picked up, pets which are allowed to run free. The landlord may impose a reasonable charge to cover all costs in connection with picking up and/or keeping a loose pet.
3. Tenant shall be responsible for the immediate removal of all pet waste on the Premises and agrees to comply with any and all local ordinances regarding the same.
4. Dogs and cats must be housebroken. All other pets must be caged at all times. No pet offspring will be allowed. Landlord shall have the right from time to time to make reasonable changes and additions to the pet rules herein upon notice to Tenants.
5. Tenant warrants that each and every pet has no vicious history or dangerous tendencies toward human adults, children and other animals or history of biting, gnawing, mauling, attacking, chewing, or scratching persons or property.

**Violations of Rules.** If any rule or provision of this Agreement is violated by Tenants, Tenant's family, guests, or invitees, Tenants shall, at Landlord's option, immediately and permanently remove the pets from the Premises.

**Complaints about Pet(s).** Tenants agree to immediately and permanently remove any pet from the Premises if notified by Landlord that Landlord has received reasonable complaints concerning the pet or if Landlord, in Landlord's sole discretion, determines that the pet has disturbed the rights, comforts or conveniences of other persons in or around the Premises.

**Multiple Tenants.** Each Tenant who signed the Lease Agreement must sign this Agreement. Tenants, Tenant's family, guests, and invitees must abide by all pet rules. Each Tenant shall be jointly and severally liable for any and all damages and other obligations set forth herein, even if said individual does not own the pet.

_____ Tenant	_____ Date
_____ Tenant	_____ Date
_____ Landlord	_____ Date
_____ Landlord	_____ Date

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