

Pet / Animal Addendum to Lease

This Pet / Animal Addendum ("Addendum") amends and is made part of the Residential Lease identified below between Landlord and Tenant, and authorizes Tenant to keep the animal(s) described below on the property subject to the conditions of this Addendum.

Property Address *

Landlord Name *

Tenant Name *

Date of Lease

1. Assistance Animals. An assistance animal is not a pet and is not subject to the fees or restrictions in this Addendum. A request for reasonable accommodation to keep an assistance animal may require supporting documentation; misrepresenting a pet as an assistance animal may be unlawful. Tenant must still report any assistance animal to Landlord.

☐ Tenant has an assistance animal on the property (reported separately to Landlord)

2. Animals Authorized. Other than any reported assistance animal, Tenant may keep only the following animal(s) on the property for the term of the Lease:

Type / Breed

Name

Weight

Age

☐ Vaccinations / rabies shots current

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3. Pet Deposit and Fees. In consideration for this authorization, Tenant will pay the amounts checked below, in addition to the security deposit and rent under the Lease.

☐ A pet deposit, which becomes part of the Lease's security deposit and is refundable only per the Lease's security deposit terms

☐ A recurring monthly pet rent, due with each month's rent

☐ A one-time, non-refundable pet fee

Pet Deposit Amount

Monthly Pet Rent

One-Time Pet Fee

4. Tenant's Obligations. Tenant must: keep vaccinations current; comply with all applicable animal-control laws, ordinances, and association rules; confine the animal by fence or leash when outside; promptly remove animal waste from the property; not permit the animal to disturb neighbors or other occupants; and not permit the animal to breed on the property or allow unauthorized offspring to remain.

5. Disclosure. Has any animal described above ever bitten or injured a person, or shown a propensity to do so?

Bite or Injury History

☐ No ☐ Yes (explain below)

Explanation (if yes)

6. Tenant's Liability and Indemnification. Tenant is responsible for all damage to the property and all injury to any person or property caused by the animal(s), including reasonable costs to clean, deodorize, de-flea, or repair affected areas. Tenant will defend, indemnify, and hold Landlord harmless from any claim, damage, or expense arising from the animal's presence on the property.

7. Default. If Tenant violates this Addendum or keeps an unauthorized animal on the property, Landlord may treat the violation as a default under the Lease and may revoke authorization for Tenant to keep the animal, requiring its removal from the property within the time stated in Landlord's written notice.

Removal Notice Period (days) if authorization is revoked

Landlord — Signature

Tenant — Signature

Landlord — Printed Name *

Tenant — Printed Name *

Date *

Date *

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