PET ADDENDUM TO LEASE AGREEMENT

This Pet Addendum (the "Addendum") is part of the lease agreement dated _____ between _____ ("Landlord") and _____ ("Tenant") for the property at _____ (the "Property" and the "Lease"). This Addendum takes effect on _____. If this Addendum and the Lease conflict on any matter involving pets, this Addendum controls. All other terms of the Lease stay in effect.

1. APPROVED PETS

Landlord consents to Tenant keeping only the pet(s) described below at the Property. Consent covers these animals only and does not carry over to any other or replacement animal.

	PET 1	PET 2
Type of animal		
Breed		
Name		
Age		
Weight		
Color / markings		
License or tag number		
Vaccination info		

2. PET DEPOSIT, FEE AND RENT

- **Refundable pet deposit:** $_____, paid on or before the effective date. Landlord will hold and return this deposit as the Lease and applicable law require for security deposits, less any lawful deductions for pet-related damage or cleaning.
- **One-time non-refundable pet fee:** $_____, paid on or before the effective date. This fee is not a security deposit and will not be refunded, to the extent applicable law allows.
- **Monthly pet rent:** $_____ per month, due with each monthly rent payment under the Lease, starting on the effective date. Pet rent is in addition to the rent stated in the Lease.

> Write "none" next to any charge that does not apply.

Paying a pet deposit, fee or pet rent does not limit Tenant's responsibility for damage the pet causes, and Landlord may seek any amount beyond the deposit as the Lease and applicable law allow.

3. PET RULES

Tenant agrees to each rule checked below.

- ☐ Outside the unit, including in hallways, yards, parking areas and other common areas, the pet must be leashed or carried and under Tenant's control at all times.
- ☐ Tenant will pick up and properly dispose of pet waste right away, inside and outside the unit, and keep litter boxes, cages and tanks clean and odor-free.
- ☐ Tenant will not allow the pet to disturb neighbors with repeated or prolonged barking, howling, crying or other noise.
- ☐ Tenant will not leave the pet unattended for extended periods, and will arrange for its care when Tenant is away overnight or longer.
- ☐ Tenant is responsible for the cost of any damage, cleaning, odor removal or pest treatment caused by the pet beyond normal wear and tear, and for any injury or damage the pet causes to other people, animals or property.
- ☐ Tenant will keep the pet vaccinated and licensed as required by local law, and will give Landlord proof on request.
- ☐ Tenant will keep renter's insurance that includes liability coverage for the pet for as long as the pet lives at the Property, and will give Landlord proof of coverage on request.
- ☐ Landlord may enter the unit to inspect for pet-related damage or rule violations, with notice as required by the Lease and applicable law.
- ☐ If Tenant or the pet breaks this Addendum, Landlord may give Tenant written notice to correct the problem or remove the pet from the Property, in addition to any other remedy the Lease and applicable law allow.
- ☐ Tenant will not keep any additional or replacement animal at the Property, including on a temporary or pet-sitting basis, without Landlord's prior written consent.

Additional rules: _____

_____

4. ASSISTANCE ANIMALS

This Addendum does not apply to an assistance animal that a person with a disability requests as a reasonable accommodation. Landlord will consider any such request separately under applicable fair housing law, and the terms of any approved accommodation will be set out separately in writing.

5. SIGNATURES

By signing below, Landlord and each Tenant agree to this Addendum. Each party should keep a signed copy with the Lease.

Landlord signature

Date

Tenant signature

Date

Tenant signature

Date

Made free at make.lease/forms/pet-addendum