



Pet Agreement Addendum

Date: _____

Leased Premises: _____

Landlord: Pete's Management LLC _____

Tenant(s): _____

This LEASE ADDENDUM is incorporated into and made part of the lease executed by the landlord and the tenant referring to and incorporating the Leased Premises.

Type of Pet: _____ Name: _____ Breed: _____

Weight/Size: _____ Age: _____ Other: _____

Type of Pet: _____ Name: _____ Breed: _____

Weight/Size: _____ Age: _____ Other: _____

All dogs and cats must wear vaccination tags attached to a collar that is worn at all times. The tenant will maintain a valid rabies vaccination certificate issued by a licensed veterinarian. It must include the animals name, description, age, date, and type of vaccination. The tenant must renew all pet registrations annually, and provide a copy of the registration to the landlord.

Any reptile, fish, or pet that is considered poisonous species is prohibited. The tenant cannot maintain exotic animals or livestock in the rental home, grounds, or community property. The breeding of privately owned animals is prohibited. Cats and dogs must be neutered/ spayed.

Any damage to the Leased Premises caused by a pet or an aquarium tank must be immediately repaired, cleaned, and/or replaced at the Tenant's expense (including but not limited to stained carpets, broken window shades or blinds, and scratched and chewed cabinetry). The Tenant must protect all carpeting from odor, infestation, and stain by cleaning it annually.

Pet Agreement Addendum (Continued)

The Landlord reserves the right to inspect the Leased Premises (while providing proper notice) periodically in order to assess any possible damages.

Continual reports of excessive animal noise (such as a barking dog or loud bird) will be grounds for the Landlord's withdrawal of permission, after which the Tenant will have to remove the pet(s) from the premises immediately.

When outdoors (excludes fenced backyard), all pets must be on a leash and under the control of a mature and responsible individual. Pets may not be tethered or left unattended outside at any time. Pets are barred from any community area such as pool or playground if applicable. The Tenant agrees to clean and properly dispose of all pet waste, both inside and outside of the rental property on a daily basis. No excrement is to remain on the grounds.

Pet owners must ensure the proper disposal of a deceased animal according to state and local regulations. Burial of the deceased pet on the property grounds is strictly prohibited.

Security and/or pet deposits are non-refundable and only cover normal wear and tear. Damages not deemed normal wear and tear are the responsibility of the Tenant and should be repaired immediately at Tenants expense.

If the Tenant violates any part of this Addendum, the Tenant is then in default of the Lease. In the event of a default, the Landlord may initiate legal proceedings in accordance with local and state regulations to evict or have the Tenant removed from the Leased Premises as well as seek judgment against the Tenant for any monies owed to the Landlord as a result of the Tenant's default.

Tenant has agreed to pay _____ for the above referenced pets.

I, the undersigned, agree to and understand all sections of this Lease Addendum. I understand that I will be solely responsible for any damages incurred throughout the term of the Lease Agreement.

Print Name: _____

Print Name: _____

Signature: _____

Signature: _____

Date: _____

Date: _____

Landlord: Pete's Management LLC

Authorized Signature: _____

Date: _____