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# Pet Addendum to Rental Agreement

This pet addendum is an amendment to the lease dated \_\_\_\_\_

between \_\_\_\_\_ and \_\_\_\_\_  
(Tenant) (Landlord)

covering the premises known as \_\_\_\_\_  
Address Apartment#  
\_\_\_\_\_  
City State Zip Code

1. Tenant has read, understands and agrees to abide by all applicable House Rules pertaining to pets.
  2. Tenant has completed a Pet Application & Registration form and has been granted permission by the \_\_\_\_\_  
(board of directors, managing agent, resident manager, pet committee, etc.)  
to keep the pet(s) specified under the following terms and conditions:
    - a. That the pet will be allowed out of the premises 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 pet will be the full responsibility of the Tenant and that Tenant 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 Tenant hereby agrees to pay the full expense of replacement.
    - c. It is also understood and agreed that Tenant will permit the Landlord to professionally fumigate the premises, including any grounds (if any) for fleas and ticks and clean all carpets when Tenant vacates the premises. The contractors used will be the Landlord's contractors and the cost will be competitive and borne by the Tenant.
    - d. Tenant will provide adequate and regular veterinary care of pet, ample food and water, and will not leave pet unattended for any undue length of time. Tenant will diligently maintain cleanliness of litter pans as well as sleeping and feeding areas.
    - e. It is further understood and agreed that if efforts to contact the Tenant are unsuccessful, the Landlord or the Landlord's agents may enter Tenant's apartment if there is reasonable cause to believe an emergency situation exists with respect to the pet. Examples of an emergency situation include abuse, abandonment, or any prolonged disturbance. If it becomes necessary for the pet to be put out for board, any and all costs incurred will be the sole responsibility of the Tenant.
    - f. Tenant agrees to indemnify, hold harmless, and defend Landlord or Landlord's agents against all liability, judgements, 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 Tenant's pet(s).
    - g. If a dispute arises out of this contract and cannot be settled through negotiation, the Landlord and Tenant 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 \_\_\_\_\_'s (Landlord or Tenant) choice shall govern.
- \_\_\_\_\_  
Tenant  
\_\_\_\_\_  
Date  
\_\_\_\_\_  
Landlord  
\_\_\_\_\_  
Date