



State-Wide Multiple Listing Service, Inc.
PET ADDENDUM TO RESIDENTIAL LEASE AGREEMENT

LANDLORD(S): _____ "Landlord"

TENANT(S): _____ "Tenant"

PREMISES: _____

MONTHLY RENT: \$ _____ TERM OF TENANCY: _____

Landlord and Tenant have entered into the above-referenced Residential Lease ("Lease") that they wish to modify. This Addendum, upon its execution by all parties to the Lease, is attached to, and is part of, the Lease. All other terms and conditions of the Lease shall remain in full force.

1. LIMITED PET APPROVAL: Lease prohibits Tenants from possessing pets in Premises except as authorized in this Pet Addendum. In consideration of Landlord allowing Tenant to keep a pet, Tenant agrees to comply with the terms of this Addendum.

2. DESCRIPTION OF AUTHORIZED PET(S): Landlord authorizes Tenant to keep the following pet(s) on the Premises. Tenant understands and agrees that this Pet Addendum applies only to the specific pet(s) described below and that no other pet(s) may be substituted.

Type of Pet: _____ Name: _____ Breed: _____

Color/markings: _____ Weight: _____

Additional pets: _____

3. VACCINATIONS AND LEASH LAWS: Tenant agrees to comply with laws and regulations, including local ordinances and association rules, if applicable, regarding the pet(s), including, but not limited to, licensing, rabies and other vaccinations, barking, and leash laws.

4. CONTROL OF PET: Tenant agrees to keep the pet(s) under control at all times. Tenant agrees to keep the pet(s) from doing the following: barking excessively or making other unreasonably loud noises; biting, clawing, jumping on, or otherwise annoying others. Tenant agrees to clean up after the pet(s), and to dispose of the pet(s) wastes properly and promptly.

5. COMPLAINTS: Tenant agrees to resolve promptly any complaints made by or to the Landlord or Landlord's authorized representative regarding the conduct of pet(s).

6. DAMAGE/INFESTATION:

(a) Tenant agrees to pay all expenses of repairing and restoring any damage caused by the pet(s), to its condition prior to the damage.

(b) Tenant agrees to have the Premises professionally treated for fleas, ticks, and other insects that are reasonably attributable to the pet(s).

(c) Tenant agrees to pay the expenses described in subsections (a) and (b) within 7 days after receiving a bill from Landlord. Tenant authorizes Landlord to deduct any and all of the above expenses from any security deposit given by Tenant.

7. HOLD HARMLESS: Tenant agrees to indemnify, hold harmless, and defend Landlord against all liability, judgments, expenses (including attorney's fees), or claims by third parties for any injury to any person or damage to property of any kind caused by the resident's pet(s).

8. TENANT'S BREACH OF ADDENDUM: If Tenant fails to comply with any part of this Pet Addendum, Landlord reserves the right to revoke permission to keep the pet. In such event, Tenant agrees to permanently remove the pet from the Property within 48 hours of receiving written notice from the Landlord or Landlord's authorized representative. Tenant agrees that Tenant's failure to comply with the notice shall be grounds for immediate termination of the Lease.

9. ADDITIONAL PROVISIONS:

NOTICE: THIS IS A LEGAL DOCUMENT THAT CREATES BINDING OBLIGATIONS. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY.

TENANT _____ PRINTED NAME _____ DATE _____

TENANT _____ PRINTED NAME _____ DATE _____

TENANT _____ PRINTED NAME _____ DATE _____

LANDLORD _____ PRINTED NAME _____ DATE _____

LANDLORD _____ PRINTED NAME _____ DATE _____

LANDLORD _____ PRINTED NAME _____ DATE _____