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# Pet Addendum to Lease

National template

## 1. The Lease

This Pet Addendum (the "Addendum") is part of the lease dated _____ (the "Lease") between _____ ("Landlord") and _____ ("Tenant," whether one or more) for the residential premises at _____ (the "Premises").

If this Addendum and the Lease conflict about pets, this Addendum controls. All other terms of the Lease stay the same.

## 2. Approved Pets

Landlord approves the pet(s) described below to live at the Premises. No other animal may live at or stay at the Premises without Landlord's written consent.

_____
Pet 1: kind and breed

_____
Pet 1: name

_____
Pet 1: age

_____
Pet 1: weight

_____
Pet 1: color

_____
Pet 1: license number, if required

_____
Pet 1: date of last vaccinations

_____
Pet 2: kind and breed

_____
Pet 2: name

_____
Pet 2: age

_____
Pet 2: weight

_____
Pet 2: color

_____
Pet 2: license number, if required

_____
Pet 2: date of last vaccinations

## 3. Pet Deposit & Pet Rent

Pet deposit, if any: $_____. Pet rent, if any: $_____ per month, due with the rent.

Any pet deposit or pet rent ($_____) is subject to the deposit limits under state law.

## 4. Tenant’s Responsibilities

Tenant shall keep each pet under control and on a leash or in a carrier in the common areas; pick up and properly dispose of the pet’s waste right away; keep the pet from disturbing neighbors with noise or behavior; and keep the pet vaccinated and licensed as state law and local rules require.

Tenant shall not breed pets or keep animals for sale or boarding at the Premises, and shall not leave a pet where it can damage the Premises or put others at risk. Tenant pays for flea and pest control caused by the pet.

## 5. Damage & Liability

Tenant is responsible for damage to the Premises caused by a pet beyond normal wear and tear, and for any injury a pet causes to a person or another animal. Tenant shall give Landlord prompt notice of any bite or injury.

## 6. If a Pet Causes a Problem

If a pet is dangerous, causes damage, disturbs neighbors, or Tenant breaks this Addendum, Landlord may give Tenant written notice to fix the problem within ____ days or to remove the pet, as the Lease and state law allow.

A pet that has been removed may return only with Landlord’s written consent. Tenant’s duties under this Addendum continue until every pet has left the Premises.

## 7. Assistance Animals

Assistance animals for a person with a disability are not “pets” and are handled under fair-housing law.

## 8. Signatures

By signing, each party agrees to this Addendum as part of the Lease.

| | |
|---|---|
| Landlord signature | Date |
| Tenant signature | Date |
| Tenant signature | Date |