



## PET ADDENDUM

THIS LEASE ADDENDUM (the “Addendum”) is made this, by and between Jane Doe, the Owner (the “Landlord”) and John Does, (the “Tenant”).

Landlord and Tenant are parties to that certain Lease dated as of, (the “Lease”), which Lease is incorporated herein by this reference.

Notwithstanding anything in the Lease to the contrary:

1. Landlord is: Jan Doe.
2. Tenant is: John Does.
3. The property being leased by Landlord to Tenant, and from Landlord by Tenant, is the property commonly known, as more fully described on the Lease.
4. Tenant agrees to have carpets professionally cleaned, with pet decontamination, and air duct cleaning, by Heathy Homes at time of vacating, receipt must be provided or price will be deducted from security deposit/pet deposit.
5. Tenant will carry renter’s insurance for the term of lease for any damage to property due to pet that exceeds the pet deposit.
6. Security Deposit will be returned to the Tenant after an inspection has determined that there are no damages caused by the pet and all other terms of the release of deposit have been met. If the deposit is not sufficient to repair pet damages, Tenant agrees to promptly pay Landlord for the remaining expenses.
7. Tenant is responsible for cleaning up after pet daily.
8. Tenant agrees to pay a \$500 refundable pet deposit. Refundable as long as there is no damage due to the pet.
9. The pet will not be a nuisance to the neighbors. The pet and Tenant will comply with all Rules, Laws and Regulations of the Owners’ Association (if any) and legal jurisdiction including licensing. Dogs will not be allowed out of the property without a leash. Repeated noise violations by the pet are considered a violation of this lease addendum.



10. Rats are attracted by pet feces and food. Tenant is responsible for keeping property free of feces. Tenant is responsible or extermination of all pests.

11. Pets will be fed indoors only. Food will not be left outdoors.

12. Landlord reserves the right to revoke permission to keep the pet and to terminate the Lease Agreement for violation of this addendum. Tenant will be responsible for the remaining unexpired term of the lease until property is rented to a new tenant.

13. Tenant will remove or secure any pet(s) on the premises when the property is on the market or when repairs are scheduled.

14. At termination of occupancy, Tenant will have premises de-flead and de-ticked by a professional exterminator. Tenant will have carpet professionally cleaned and deodorized. Paid receipts are required from both contractors before Security Deposit can be returned.

As to Tenant, this

TENANTS:

Sign: \_\_\_\_\_

Print:

Sign: \_\_\_\_\_

Print:

As to Property Manager this

PROPERTY MANAGER:

Sign: \_\_\_\_\_

Print: Dawn M. Swann, Real Living Home Realty Group