



## Pet Addendum

(Addendum to Lease Agreement)

THIS ADDENDUM is hereby attached to be made a part of the Lease Agreement dated \_\_\_\_\_, 20\_\_\_\_ by  
and between Bryan Properties, LLC hereinafter designated as OWNER and \_\_\_\_\_  
\_\_\_\_\_ hereinafter designated as TENANT, for the premises located at  
\_\_\_\_\_.

WHEREAS, the Tenant desires to keep a certain pet described below on the said premises and the Lease Agreement specifically prohibits allowing pets on the premises; the Lease Agreement is hereby amended to grant such permission to the Tenant. In exchange for this permission, the Tenant agrees as follows:

1. To deposit with Bryan Properties with a "Non-refundable Pet Fee" in the amount of \$ \_\_\_\_\_  
( \_\_\_\_\_ Dollars)
2. To keep the pet from causing any annoyance or discomfort to others and to immediately remedy any complaints concerning the pet.
3. To keep the pet from damaging any property belonging to the Owner or others.
4. To immediately pay for any injury, damage, loss, or expense caused by the pet (In this regard, it is expressly understood that at no time shall the Tenant apply any part of the Pet Fee towards such amounts due, but rather, the Tenant shall make restitution immediately and separately from the Pet Fee.)
5. To keep the pet under control at all times.
6. To keep the pet restrained, but not tethered, when it is outside of the dwelling.
7. Not to leave the pet unattended for any unreasonable periods.
8. To hold the Owner harmless from all liability arising from the Tenant's ownership or keeping of the pet, including but not limited to any liability resulting from the Owner turning said pet over to local pet policing authorities should the pet be found unsupervised.
9. To dispose of the pet's droppings properly and quickly; failure to do so will result in a \$25 penalty.
10. To provide to the Owner a picture of the named pet. (if requested)
11. To insure that pet will wear the appropriate Local Animal License, a valid Rabies Tag and tag bearing the owners name and phone number. All licenses and tags must be kept current.
12. To provide the Owner with evidence from the Veterinarian that all necessary shots are current and that the pet does not display a tendency to be aggressive or harmful. (if requested)
13. Tenant agrees to control flea infestation and will exterminate if necessary, and upon demand, in any and all areas affected with full cost to be paid by tenant.
14. Tenant agrees that Owner will not be responsible for the injury, harm, or death of the animal, and agrees to hold Owner harmless for any damages suffered as a result of any harm caused on the animal or by the animal upon another person, guest or employee. Tenant shall be responsible for the entire amount of all damages caused by the pet as well as the entire amount of any injury to individuals or property. Tenant is encouraged to obtain a Pet Liability Policy that can be added as a rider to most renter insurance policies.
15. Pet must be spayed/neutered.
16. Pet shall not create any conflict or disturbance with others and will not threaten any physical harm to anyone. After three reported disturbances, the pet will have to be removed.

Should the Tenant fail to comply with any part of this Pet Agreement, the Owner/Agent reserves the right to revoke permission to keep the pet- In such event, the Tenant agrees to permanently remove the pet from the premises within 48 hours of receiving written notice thereof from the Owner; failure to comply with same shall be grounds for immediate termination of the Lease Agreement.

The permission granted herein shall be limited to a certain pet named and described as follows:

(1) Type of Pet: \_\_\_\_\_ Breed: \_\_\_\_\_ Color: \_\_\_\_\_

Full-grown Weight: \_\_\_\_\_ Full-grown Height: \_\_\_\_\_

Age: \_\_\_\_\_ Sex: \_\_\_\_\_ Neutered: Yes No Declawed: Yes No

(2) Type of Pet: \_\_\_\_\_ Breed: \_\_\_\_\_ Color: \_\_\_\_\_

Full-grown Weight: \_\_\_\_\_ Full-grown Height: \_\_\_\_\_

Age: \_\_\_\_\_ Sex: \_\_\_\_\_ Neutered: Yes No Declawed: Yes No

I ACCEPT FINANCIAL RESPONSIBILITY FOR THE ENTIRE AMOUNT OF ANY DAMAGES OR INJURY TO PERSONS OR PROPERTY THAT MAY OCCUR BECAUSE OF MY PET. I UNDERSTAND THAT VIOLATIONS OF ANY OF THESE RULES MAY BE GROUNDS FOR REMOVAL OF MY PET AND/OR TERMINATION OF MY TENANCY.

\_\_\_\_\_  
Tenant Sign/ Date

\_\_\_\_\_  
Tenant Sign/ Date

\_\_\_\_\_  
Tenant Sign/ Date

\_\_\_\_\_  
Bryan Properties Sign/ Date

\_\_\_\_\_  
Tenant Sign/ Date

\_\_\_\_\_  
Tenant Sign/ Date