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Lease Addendum and
PET ADDENDUM

Addendum to Lease signed _____ (Date & Address)

between Landlord _____ and Tenant _____

This Addendum states the responsibilities involved with being both a Tenant and a pet owner. **Only the pet(s) listed on the Rental Application are allowed. No pet sitting allowed.**

Name of pet _____ Age _____

Breed _____ Size _____

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Breed _____ Size _____

1. 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.

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

Initial here _____ / _____

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

4. Pet will not cause any damage to the property. Tenant is financially responsible for any and all damage caused by his/her pet. 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.

5. 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.

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

7. 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.

_____ _____

Tenant Date Tenant Date

_____

Landlord or Agent Date