

**PET LEASE ADDENDUM**

**NOW COMES** **Community Name or Company** (hereinafter referred to as “Lessor”) and \_\_\_\_\_ (hereinafter referred to as “Lessee”) and for new and valuable consideration agree as follows:

**WHEREAS**, the Lessor and Lessee have entered into a Lease Agreement dated \_\_\_\_\_ for the rental of Apartment \_\_\_\_\_ (the “Unit”) in the building located at **Full Address of Community, City, State, Zip** (the “Property”);

**WHEREAS**, the Lessee has made an application to the Lessor for a dog to reside with the Lessee in the Unit;

**WHEREAS**, prior to the approval of a pet application, Lessee hereby agrees to the following:

1. Lessor shall provide to Lessee a DNA collection kit for each dog on the Property.  
Lessee shall reimburse the Lessor the cost of the kit at that time.
2. Lessee shall use the kit to cheek swab its dog in the presence of the Lessor’s agent and provide the collected material to the Lessor’s agent.
3. Lessor’s agent shall provide the materials to its dog registration company.
4. The Lessee shall affix the tag in the collection kit to the dog’s collar to identify the dog as registered into the World Pet Registry and shall not allow the tag to be transferred to any other dog.
5. Lessee and Lessor shall be provided with the results of DNA testing in writing.
6. In the event fecal matter from Lessee’s dog is found on the Property, Lessee agrees to be responsible for all testing and collection fees and costs incurred by the Lessor and

shall pay a fine of \$\_\_\_\_\_ within fourteen (14) days of being notified in writing by the Lessor or its agent that Lessee's dog's feces has been located on the Property.

7. Lessee hereby agrees to indemnify, defend and hold Lessor harmless from any and all claims or causes of actions, including reasonable attorneys' fees, brought by any person or entity against the Lessor arising out of the registration, collection or testing of the Lessee's dog.
8. After the pet application is approved, the Lessee agrees to abide by the terms and conditions of the Pet Rules and Regulations attached hereto as Exhibit A.

All of the terms and conditions of the Pet Lease Addendum shall be incorporated by reference into the Lease Agreement and any breach of the terms and conditions of the Addendum shall be construed a breach of the Lease Agreement. Any amounts due and owing the Lessor as a result of a fee imposed for the collection, testing and resulting fine associated with the Pet Addendum shall be considered additional rent under the parties' Lease Agreement.

Lessor's Agent: \_\_\_\_\_ Date: \_\_\_\_\_

I/We certify that I/we have read all the paragraphs contained in this Pet Addendum and voluntarily agree to each and every term.

Lessee \_\_\_\_\_ Date: \_\_\_\_\_

Lessee \_\_\_\_\_ Date: \_\_\_\_\_

**Property or Company Name PET POLICY**

**EXHIBIT A**

Our pet policy has been established to ensure the safety of all our residents and to ensure the aesthetics of our community. Not all buildings in our community are allowed dogs, so these rules were set up in order to keep everyone happy.

Anyone found in violation of this policy will be warned in writing the first time. If these actions continue, we will terminate your leasing agreement and start eviction proceedings.

1. All dogs should be attended by an adult and leashed at all times while walking on the property.
2. Your pet is not allowed to be leashed to your back or front stairs.
3. Your pet must be current on all their vaccinations. A vaccination certificate must be supplied in order to move in or renew your leasing agreement with our community.
4. Dogs are not allowed in the clubhouse or pool area.
5. Preventative and/or general maintenance is required to maintain your home. In order to perform this work, your dog may need to be kenneled or kept in a room while this work is being conducted. This is required in order to protect the safety of our staff and your animal. In some cases, a scheduled appointment may be necessary to have an owner home to supervise the dog.
6. \$150.00 will automatically be deducted from your security deposit in order to clean and sanitize the carpets when you move out.
7. Any damage to your apartment or common areas caused by your pet will be your expense to repair or replace.
8. You are not allowed to transfer to another building unless it is a designated dog building, or your dog is no longer with you.
9. Your pet must be insured for damage and/or dog bite. The owner will not be held responsible if your pet attacks and hurts another dog and/or person.
10. The weight limit set for the dogs in our community is \_\_\_\_\_ pounds.

Lessee: \_\_\_\_\_

Date: \_\_\_\_\_

Agent: \_\_\_\_\_

Date: \_\_\_\_\_