

ANIMAL ADDENDUM

THIS ANIMAL ADDENDUM is attached to and incorporated by reference into the lease between the Owner and Resident dated _____, regarding the premises that is the subject of said lease, located at _____.

The Owner hereby agrees that the Resident may house the animals described below at the premises until such time as the Resident's right of occupancy of the premises expires or is terminated, or until the right to possess such pets is terminated by agreement or in accordance with the terms herein or other applicable law. The Resident's right to house such animals shall be governed by the terms and conditions set forth below:

1. IDENTITY OF ANIMAL

The only animals permitted to be housed, even temporarily, by the Resident on the premises are the following, and all other animals are specifically prohibited:

Animal No. 1

Type: _____ Breed: _____

Color: _____ Name: _____

Age: _____ Weight: _____

Animal No. 2

Type: _____ Breed: _____

Color: _____ Name: _____

Age: _____ Weight: _____

2. RESIDENT RESPONSIBILITIES

The Resident agrees that he/she shall:

- A. Take all steps necessary to prevent the animal(s) from causing or contributing to damage or injury to the premises or any individuals on or about the premises.
- B. Pay for the cost of repairing any damage or injury caused by the animal(s).

Owner's Initials _____

Residents' Initials _____

- C. Take all steps necessary to prevent the animal(s) from disturbing other individuals on the premises.
- D. Comply with all laws regarding the animal, including but not limited to leash laws, laws addressing the proper removal and disposal of animal waste, laws regulating the humane treatment of the animal, and laws regulating the vaccination and licensing of the animal.
- E. Pay a non-refundable pet fee in the amount of \$_____ per animal.
- F. Pay for or reimburse the Owner for any costs incurred by the Owner in connection with the Resident's failure to comply with this Addendum.

3. ASSISTANCE ANIMALS

A resident who is a qualified individual with a disability and who needs an assistance animal as a result of the disability in order to have equal ability to use or enjoy the premises shall be entitled to have such an animal reside with them in the premises in certain circumstances upon providing proper verification. Such residents shall be bound by and shall comply with all terms of this Addendum, except for Section 2(E) above.

4. VIOLATION OF ADDENDUM

Any violation of this Addendum shall constitute material non-compliance with the lease and shall be grounds for the termination of the lease and shall entitle the Owner to any and all remedies set forth in the lease and by applicable law.

IN WITNESS WHEREOF, the parties have executed this instrument on the dates below.

RESIDENT

DATE

RESIDENT

DATE

RESIDENT

DATE

Owner's Initials _____

Residents' Initials _____

RESIDENT

DATE

OWNER

DATE

Owner's Initials _____

Residents' Initials _____