

Animal Agreement

This Lease Addendum ("Addendum") is hereby incorporated into the existing lease agreement ("Lease") between _____ ("Landlord") and _____ ("Tenant") for the property located at _____.

This addendum provides information regarding animals at the property. It outlines the necessary steps and conditions related to having animals on the premises. This includes the description of the animals as provided by the resident, along with any potential monthly charges associated with these animals.

Residents are hereby authorized to keep the following animal(s) on the Property in accordance with the term of this Agreement. This authorization will automatically terminate with the termination of Resident's right of occupancy or at the election of Landlord or Property Management Company in the event of any violation of Resident's undertakings and obligations as set forth below.

Residents agree to comply with all jurisdictional laws & local licensing requirements governing their animal(s) and stay up to date on immunizations in accordance with all local and jurisdictional laws. Residents will create a petscreening.com account and maintain the account active and current during tenancy.

Residents will pay a monthly Pet Rent Total of \$_____ per the information below until the Resident surrenders possession of the property and has fully complied with all the terms and conditions of this agreement and the residential lease agreement. There is no charge for Assistance Animals that have been documented and approved by petscreening.com. This agreement is solely used to document the description of animal(s)

The pet rent provided for above shall not be construed to limit Resident's liability for property damage, cleaning, deodorization, flea treatment, replacements and/or personal injuries as set forth below.

Description of Animal(s).

The following described animal(s) is/are authorized to be kept on the Property.

No other animals shall be permitted on the Property by Resident, family members, guests or visitors. As used in this Agreement, the term "Animal" shall include but not be limited to reptiles, birds, fish, rodents and insects.

Tenants Initials: _____

Animal Information	Screening Results
Total Monthly Pet Rent:	

Liability. Residents shall be liable for any and all damages caused or occasioned by any pet whether or not authorized to be on the Property. Any item in, on, or at the Property, or any portion of the premises which is stained or otherwise damaged by any pet and which cannot be cleaned or repaired to the reasonable satisfaction of Landlord or Property Management Company must, at Resident’s sole cost and expense, be replaced by an item of like kind and quality. All payments for damages, repairs, cleaning, flea treatment, replacements, or the like shall be due immediately upon demand. Residents and or any guest of Residents agree to indemnify and hold harmless the Landlord or Property Management Company from any and all loss, cost, damage or expenses including reasonable attorney’s fees resulting from the presence of a pet on the property, whether or not authorized.

Move Out. Upon move-out and surrendering the Property, all carpets in the Property must be professionally cleaned, deodorized and flea treatment completed at Resident’s sole cost and expense.

Animal Rules. Residents are responsible for the actions of animal(s) at all times and agree to abide by the following rules:

1. The animal shall not disturb the rights, quiet, comfort and convenience of other persons near the Property. This prohibition shall apply whether the animal is an inside or outside animal.
2. When the animal is outside or in common areas, it shall be kept under Resident’s supervision, controlled at all times and kept securely leashed (if applicable).
3. Resident shall be responsible for the immediate removal of all animal waste on the Property including all living areas, garages, storage areas, yards, porches, patios, courtyards, and decks
4. Dogs and cats must be housebroken. All other animals must be caged at all times.
5. No animal offspring will be allowed.
6. Landlords or Property Management Company shall have the right from time to

Tenants Initials: _____

time to make reasonable changes and additions to the animal rules herein upon notice to Residents.

7. Residents warrant that each and every animal has no vicious history or dangerous tendencies toward human adults, children and other animals or history of biting, gnawing, mauling, attacking, chewing, or scratching persons or property.

Violations of Rules. If any rule or provision of this Agreement is violated by Residents, Resident's family, guests, or invitees; Residents shall, at Landlord or Property Management Company's option, immediately and permanently remove the animal from the Property.

Complaints about Animals(s). Residents agree to immediately and permanently remove any animal from the Property if notified by Landlord or Property Management Company that Landlord or Property Management Company has received reasonable complaints concerning the animal or if Landlord or Property Management Company, in Landlord or Property Management Company's sole discretion, determines that the animal has disturbed the rights, comforts or conveniences of other persons in or around the Property.

Multiple Residents. Each Resident who signed the Lease Agreement must sign this Agreement. Residents, Resident's family, guests, and invitees must abide by all animal rules. Each Resident shall be jointly and severally liable for any and all damages and other obligations set forth herein, even if said individual does not own the animal.

Residents Name: _____ Signature/Date: _____

Residents Name: _____ Signature/Date: _____

Residents Name: _____ Signature/Date: _____

Residents Name: _____ Signature/Date: _____

Tenants Initials: _____