

## PET ADDENDUM TO RESIDENTIAL LEASE

This Pet Addendum, dated \_\_\_\_\_, is incorporated into and made part of the lease dated \_\_\_\_\_, between Landlord \_\_\_\_\_ and Tenant \_\_\_\_\_, for the property at:

### Approved Pet(s)

Type / species: \_\_\_\_\_ Breed: \_\_\_\_\_

Name: \_\_\_\_\_ Color: \_\_\_\_\_

Weight: \_\_\_\_\_ Age: \_\_\_\_\_

License / vaccination info: \_\_\_\_\_

### Fees & Deposit

Pet deposit: \$ \_\_\_\_\_ Refundable? (Y/N): \_\_\_\_\_

Monthly pet rent: \$ \_\_\_\_\_ One-time pet fee: \$ \_\_\_\_\_

**Note:** Whether a pet deposit may be non-refundable, and any cap on pet deposits, is governed by state law. Service animals and assistance animals are generally not “pets” and may be exempt from pet fees under fair housing law.

### Pet Rules

- Tenant is responsible for all damage and cleaning costs caused by the pet, including odor, stains, and yard waste.
- Tenant shall keep the pet under control, leashed in common areas, and shall promptly clean up after it.
- The pet shall not disturb neighbors; repeated noise or aggression may result in revocation of this permission.
- Tenant is liable for any injury or damage the pet causes to persons or property.
- Only the pet(s) described above are permitted; additional or replacement pets require written approval.

\_\_\_\_\_  
Landlord signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant signature

\_\_\_\_\_  
Date

### Not legal advice.

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