PET ADDENDUM TO LEASE

Approved pets, charges and pet rules

This addendum is part of the lease. If it conflicts with the lease about pets, this addendum controls.

Lease dated: _____ **Landlord:** _____

Tenant(s): _____ **Property and unit:** _____

1. Approved pets.

Name	Type and breed	Color	Weight	Age	License or tag	Vaccines current
						☐
						☐

No other animal may live at or regularly stay at the property without the landlord's written approval.

2. Pet charges. Leave a line blank if you do not charge it. A pet deposit is refundable as the lease and state law provide. Pet rent is due with the rent.

Pet deposit ($): _____ **Pet fee ($):** _____ **Pet rent ($ per month):** _____

3. Tenant agrees to.

(a) Keep the pet under control, and on a leash or in a carrier in shared areas.

(b) Clean up pet waste right away, inside and outside, and dispose of it properly.

(c) Not let the pet disturb neighbors with ongoing noise or threaten anyone.

(d) Follow local licensing and vaccination laws, and not breed or sell animals at the property.

(e) Pay for damage the pet causes to the property, and be responsible for injury it causes to others.

☐ (f) Keep renters insurance with liability coverage for the pet, with a minimum of $ _____ .

If the tenant breaks these rules, the landlord may give written notice to fix the problem or remove the pet, as the lease and state law allow.

4. Signatures.

Landlord signature: _____ **Date:** _____

Printed name: _____

Tenant signature: _____ **Date:** _____

Printed name: _____

Second tenant signature: _____ **Date:** _____

Printed name: _____

Instructions for the landlord

Keep this page. Do not send it to the tenant.

CHARGES

- Charge only what your state and local law allow. Some states limit or ban pet deposits, fees or rent, or count them toward the deposit limit.
- Examples: Hawaii bars a pet deposit for an assistance animal; Colorado caps a pet deposit at $300 and pet rent at $35 or 1.5% of rent, whichever is greater.

ASSISTANCE ANIMALS

Do not use this addendum or charge pet fees for an assistance animal. Check federal, state and local law.

FREE GUIDE

simplerentledger.com/pet-addendum/