

# PET AGREEMENT — ADDENDUM

Tenant(s): \_\_\_\_\_

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

Address: 276 Palisade Avenue, Shell Beach, CA 93449

Each Pet must have their own Pet Agreement - Addendum Form. This means one (1) form per pet.

Description of pet: (picture of pet must accompany this addendum)

Type \_\_\_\_\_ Size \_\_\_\_\_ Weight \_\_\_\_\_ Color \_\_\_\_\_ Name \_\_\_\_\_

Other than any pet listed above and approved by the owner, no other animals of any kind are permitted on the rental premises (even on a short-term or temporary basis), including dogs, birds, fish, reptiles, or any other animals. The Owner grants to Resident permission to keep the aforementioned pet in the premises subject to the following terms and conditions, and this becomes part of the rental agreement.

Additional security deposit **\$250.00**; which includes non-refundable deposit of **\$100.00** & additional Monthly Rent **\$50.00**.

1. It is mutually agreed between the parties that Resident may keep the pet described above.
2. The additional deposit listed above may only be used after Resident has vacated to apply, if necessary, toward carpet replacement cleaning, spraying of the rental, repair of damages, or delinquent rent. This deposit, or portion thereof, will be returned within 21 days once any damages are assessed and it is proven that the pet has vacated the premises.
3. Resident agrees to purchase special liability insurance, with a minimal amount of \$ \_\_\_\_\_ liability coverage; to cover injuries and/or damage that may be caused by the pet. Resident also agrees to list Owner as an "additional insured" on policy.
4. Resident agrees that this agreement is only for the specific pets described above and agrees to not harbor, substitute, or "pet-sit" any other pet and remove any of the pet's offspring within 30 days of birth. Any animal found on the premises other than the pet specified above will be considered a stray and removed at Resident's expense.
5. Resident agrees to have an identification tag on pets whenever it is outside the premises.
6. The pet shall be on a leash (maximum length of a recommended 6 feet) or otherwise under Resident's control, and not left unattended, when it is outside Resident's unit.
7. Please note that the pet(s) is (are) not permitted in the following restricted areas: other units
8. Resident agrees to immediately clean up after the pet both inside and outside the premises and to dispose of any pet waste promptly and properly.
9. Resident agrees not to leave food or water for the pet outside the premises, where it may attract other animals.
10. Resident agrees to abide by all local, city, or state ordinances, licensing, and health requirements regarding pets, including vaccinations and other listed concerns \_\_\_\_\_.
11. Resident agrees to maintain some type of flea prevention on pets.
12. The pet shall not cause any sort of nuisance or disturbance to neighbors. Noise, day or night, must not disturb others. Resident agrees to do whatever is necessary to keep the pet from making noise that would cause an annoyance to others and take steps to immediately remedy complaints by neighbors or other residents made to the Owner or Manager.
13. Resident agrees to immediately pay for any damage, loss, or expense caused by the pet. Any payment not made for such damage or expense will be considered as additional rent due.
14. Failure to comply with the terms of this addendum shall give Owner the right to revoke permission to keep the pet and is also grounds for immediate termination of the rental agreement and Resident shall be liable for any damages caused by the pet and the deposit shall be applied to damages. **Cats are not (never) allowed in the house.**

Resident(s) Signature: \_\_\_\_\_

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

Resident(s) Signature: \_\_\_\_\_

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

Rental Owner/Management: \_\_\_\_\_

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

