

PET ADDENDUM

This Addendum is attached to and a part of a Rental Agreement dated _____ between **SLOANE REALTY** as Landlord and _____ as Tenant for the premises commonly known as _____

The Landlord grants the undersigned Tenant permission to keep the following animal/pet(s) as verified in the Pet Application as submitted by the Tenant.

TYPE	AGE	BREED	NAME	SIZE/COLOR

The undersigned Tenant agrees to the following conditions:

1. \$_____ paid by Tenant as a Pet Deposit. Any deposit paid will be treated as part of the security deposit and will be used to cover any damages or outstanding rents or any other charges charged to the Tenant's security deposit upon move out. Tenant understands fully that at no time will Landlord refund the Pet Deposit or any part of the original security deposit prior to vacancy, even if Tenant removes the pet, or the pet vacates the property for any reason.
2. Tenant agrees to pay pet rent as defined and agreed upon in the lease agreement. Tenant understands that neither the Pet Deposit nor pet rent is escrowed or otherwise set aside to pay for pet damages.
3. Tenant fully understands they will be responsible for professional carpet cleaning during and after vacancy due to the approval for having a pet on the premises and is to be at the tenants' expense. Tenant also agrees that they will have carpets tested for pet urine, flea treated, and treated by a professional carpet cleaning company upon move out. Documentation must be turned over to Landlord as proof of compliance.
4. Tenant is to keep only the animals specifically listed above and CANNOT substitute any other animal/pet without permission of the Landlord. No other pet(s) or offspring, not even for temporary care, will be permitted without the Landlord's permission.
5. Tenant cannot "babysit" or do any caretaking of any animal, bird or pets of any nature, for another party on the premises for any friend, relative or acquaintance at any time without Landlord's written permission.
6. Tenant agrees to keep their pets under control at all times and abide by the County or City codes pertaining to animals and Tenant agrees to keep their pet restrained when it is outside of the dwelling.
7. Tenant agrees to dispose of all pet feces properly and promptly, even if it is not from his/her pet.
8. The pet may not cause any damage to the premises, nor may the pet cause any discomfort, annoyance, or nuisance to any other tenant on the premises or any neighboring properties (i.e. barking, growling, chasing, running free, etc.). Tenant will remedy immediately any complaints made through the Landlord.
9. Some owners require a tenant insurance policy with a hold harmless clause for the pet, naming the owner and his heirs and Sloane Realty as an additional insured. Tenant policy must cover animal property damage and liability should the animal cause injury to a person. The policy must be paid in advance annually and be provided each year of occupancy that the pet is residing on the property.
10. Tenant agrees to follow all rules and regulations as set forth by any Neighborhood or Homeowner's association and it is the Tenant's responsibility to determine what rules may apply to the Tenant.
11. Tenant guarantees to Landlord the pet(s) listed above have received the appropriate vaccinations required by governing agencies including, but not limited to, the County, City or State.
12. Landlord reserves the right to revoke permission to keep the pet should the Tenant break this agreement.

[] TENANT [] TENANT [] TENANT AND [] LANDLORD HAVE READ THIS PAGE.

