



PET ADDENDUM FORM

This Pet Addendum ("Addendum") is an amendment to the Lease or Rental Agreement dated _____ by and between _____ ("Landlord") and _____ ("Tenant") for the premises (the "Premises") located at:

Street Address: _____ Unit/Apt# _____

City _____ State _____ Zip Code _____

Agreement

Landlord agrees to permit Tenant to keep the following pet(s) on the Premises in accordance with this Addendum and Tenant agrees to abide by this Addendum. No other pets than those listed in this Addendum are allowed on the Premises without prior consent of the Landlord. A service animal is not considered a pet.

Pet type:	_____	Age:	_____
Breed:	_____	Weight:	_____
Color:	_____	License#:	_____
Gender:	_____	Name:	_____

Tenant agrees to following terms:

1. Tenant shall be responsible for ensuring pet does not damage premises, annoy, endanger or inconvenience other tenants.
2. Tenant shall hold Landlord harmless for any damages caused by pet.
3. Tenant shall comply with all laws pertaining to the keeping and leashing of the pet, if applicable.
4. Tenant shall clean up and properly dispose of all pet waste inside and outside the Premises including all common areas.
5. Tenant shall be liable for any damage, loss or injury caused by Tenant's Pet. Tenant will pay all costs to repair, clean or replace any damage to the Premises including but not limited to carpets, floors, tiles, walls, doors, screens, windows, blinds, drapes, cabinets, landscaping and fences.

Landlord hereby acknowledges receipt of \$ _____ as a security deposit, from which the Landlord may offset any expenses or losses caused by the pet. On termination of the above referenced agreement, the security deposit shall be refunded to Tenant with itemization of its disposition.

Tenant agrees to rent the Premises on the above terms and conditions.

Tenant Name: _____ Date: _____

Tenant Signature: _____

Landlord agrees to rent the Premises on the above terms and conditions.

Landlord Name: _____ Date: _____

Landlord or Authorized Agent Signature: _____

Use of this form is governed by the terms and conditions set forth by the National Association of Income Property Owners ("NAIPO") at <http://national-aipo.org/terms-of-service/>. This or any other form obtained from the NAIPO is "State Specific" and in fact many jurisdictions have ordinances that may conflict with or render invalid certain clauses of some forms. Users are advised to seek the advice of an attorney.