



**ADDENDUM TO LEASE WITH PET REGISTRATION**

This Addendum is made part of the lease executed by the Landlord and the Tenant(s) for the following premises:

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In consideration of Landlord executing this Addendum, Tenant(s) shall provide the Landlord with a **\$300.00 non-refundable fee for one pet OR \$500 for two pets** and must complete a Pet Application to register and retain a pet(s) in the leased premises described above. Tenant(s) shall keep NO animals on the premises except those listed on the Pet Application. Notwithstanding anything to the contrary in the Lease or the Pet Application, and as a condition of the Landlord permitting an animal on the premises, the Tenant(s) agree as follows:

1. The pet(s) shall not disturb the quiet enjoyment of other residents.
2. The pet(s) must always be on a hand-held leash accompanied by the Tenant(s) or a responsible designee when outside of the apartment.
3. The Tenant(s) or responsible designee must always have physical control of the pet(s) when outside of the apartment.
4. The pet(s) shall not be aggressive toward people or other pet(s).
5. Tenant(s) or responsible designee will immediately remove animal waste and dispose of properly.
6. Tenant(s) shall indemnify and hold the Landlord harmless from any costs, claims, damages, expenses, or attorney's fees arising directly or indirectly, including consequential damages, as a result of any animals being on the leased premises or common areas.
7. Tenant(s) agree not to permit pet(s) to damage the apartment including, but not limited to, scratching at doors, urinating and defecating on carpeting and flooring. Tenant(s) agree to take full responsibility for any damages to the property caused by pet(s). Upon vacating the apartment, all physical evidence of the pet(s) shall be removed, the apartment fully cleaned, deodorized, rugs shampooed, and fleas or other pet-related bugs exterminated at Tenant(s) expense.
8. Tenant(s) agree to maintain "Renters Insurance" including liability insurance and will supply proof of insurance to the Landlord.
9. Violation of any of the above conditions or any of the conditions stated in the Pet Agreement shall be grounds for termination of the lease. Tenant(s) can avoid termination of the lease by removing the pet(s) from the premises, and otherwise complying with section 7 above.
10. Tenant(s) agree to comply with local ordinances requiring pets to be licensed.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Landlord:

Tenant(s):

\_\_\_\_\_  
Richard Freedman, President

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