

PET AGREEMENT ADDENDUM

PROPERTY ADDRESS:

This Pet Agreement Addendum becomes a part of the Residential Rental Agreement signed between:

TENANT: _____
(First Name) (Middle Name) (Last Name)

TENANT: _____
(First Name) (Middle Name) (Last Name)

and _____ (Landlord). This agreement may be signed by Ramina Eshaya, the Landlord's Representative and Property Manager.

By signing this Pet Agreement Addendum, the Tenant agrees that the pet(s) described and named below will occupy, on a permanent basis, the Premises, and agrees to not substitute any other pet(s). Replacing the pet(s) requires the signing of a new Pet Addendum.

By signing this document, the Tenant states that the pet(s) are not service animal needed for a handicapped individual.

No Aggressive breeds (i.e., no Pit Bull, Bull Terrier, Chow, German Shepherd Dog, Doberman, Rottweiler) or any other dog with an aggressive temperament, regardless of size and weight, will NOT be allowed.

Description of pet(s): (picture of pet must accompany this Pet Agreement Addendum)

1. Type of Pet: _____

Breed: _____

Gender: _____ Spayed or Neutered: _____

Current rabies vaccine: _____ Name of Pet: _____

Date of Birth: _____

Height at withers (estimated height if not fully grown): _____

Weight (estimated weight if not fully grown): _____

License Tag No.: _____

2. Type of Pet: _____

Breed: _____

Gender: _____ Spayed or Neutered: _____

Current rabies vaccine: _____ Name of Pet: _____

Date of Birth: _____

Height at withers (estimated height if not fully grown): _____

Weight (estimated weight if not fully grown): _____

License Tag No.: _____

3. Type of Pet: _____

Breed: _____

Gender: _____ Spayed or Neutered: _____

Current rabies vaccine: _____ Name of Pet: _____

Date of Birth: _____

Height at withers (estimated height if not fully grown): _____

Weight (estimated weight if not fully grown): _____

License Tag No.: _____

4. Type of Pet: _____

Breed: _____

Gender: _____ Spayed or Neutered: _____

Current rabies vaccine: _____ Name of Pet: _____

Date of Birth: _____

Height at withers (estimated height if not fully grown): _____

Weight (estimated weight if not fully grown): _____

License Tag No.: _____

5. Type of Pet: _____

Breed: _____

Gender: _____ Spayed or Neutered: _____

Current rabies vaccine: _____ Name of Pet: _____

Date of Birth: _____

Height at withers (estimated height if not fully grown): _____

Weight (estimated weight if not fully grown): _____

License Tag No.: _____

The Landlord grants to Tenant permission to keep the above-described pet in the premises subject to the following terms and conditions, which become part of the Residential Rental Agreement.

1. Upon signing the Pet Agreement Addendum, an additional pet deposit in the amount of \$350.00 will be paid by the Tenant. This may include, but is not limited to, a visual inspection including checking with a black light or other technique to identify urine stains on the carpet or walls. Tenant shall be liable for any damages caused by the pet, and the pet deposit, security deposit, and cleaning deposit may all be applied to said damages. This does not prohibit the landlord from recovery of any and all damages to the subject premises caused by said pet. The deposits listed above may be used after tenant has vacated the premises to apply, if necessary, toward items including, but not limited to, carpet replacement, spraying of the premises, repair of damages, or delinquent rent. If it is determined at the move out inspection that there is no damage to the premises, the deposit, less the cost of carpet cleaning, will be returned to the tenant.
2. Other than the above listed pet(s), no animals of any kin including dogs, cats, rabbits, birds, and fish are to be harbored or reside on the premises for more than 14 consecutive dates, or more than a total of 28 days per calendar year.
3. Tenant agrees not to breed or whelp any pet on the premises.
4. Tenant agrees to have an identification tag on pet(s) whenever it is outside the tenant's premises.
5. Tenant agrees to immediately clean up after the pet, both inside and outside the premises, and to dispose of any pet waste promptly and properly. Pet waste is not being placed on the desert wash open space or alleyway behind the premises.
6. Tenant agrees not to leave food for the pet(s) in the yard, where it may attract other animals.
7. Tenant agrees to abide by all local, city or state ordinances, licensing, lease laws and health requirements regarding pets, including vaccinations.
8. Tenant agrees to do whatever is necessary to keep the pet(s) from making noise that would cause an annoyance to others and take steps immediately to remedy complaints by neighbors.
9. Tenant agrees to immediately correct and pay for any damage, loss or expense caused by the pet. Any payment not made for such damage or expense will be considered additional rent due.

10. Failure to comply with the terms of this Pet Addendum Agreement shall give the landlord the right to revoke permission to keep the pet and is grounds for immediate termination of the Residential Rental Agreement.

All tenants over 18 years of age residing in the premises must sign this Pet Agreement Addendum. By signing below, tenant acknowledges that tenant understands this Pet Agreement Addendum, agrees to be bound by the terms and conditions of this Pet Agreement Addendum, and acknowledges a receipt of a copy of all three (3) pages of the Pet Agreement Addendum. Tenant voluntarily agrees to pay the pet deposit, even though the total of all deposits could be greater than 1-1/2 month's rent.

Tenant's Signature: _____ Date: _____

Tenant's Printed Name: _____
(First) (Middle) (Last)

Tenant's Signature: _____ Date: _____

Tenant's Printed Name: _____
(First) (Middle) (Last)

Landlord or Landlord Representative Signature:

Date: _____