Pet Addendum

General-purpose form, not legal advice. Landlord and tenant law varies by state and city — check your state's requirements before relying on this form.

Attach this to the resident's lease when a pet is approved. It does not replace the lease; where the two disagree, say in writing which one controls. An assistance animal (a service animal or an emotional support animal) is not a pet. Do not use this form for one, and do not charge a pet deposit, pet fee or pet rent for one. Many states cap deposits, count a pet deposit toward the Security Deposit limit, or restrict non-refundable fees. Check your state and city rules before filling in the amounts.

1. THE LEASE THIS ADDENDUM BELONGS TO

PROPERTY ADDRESS

UNIT OR ROOM

LEASE START DATE (MM/DD/YYYY)

EVERY RESIDENT NAMED ON THE LEASE

LANDLORD OR MANAGER

DATE OF THIS ADDENDUM (MM/DD/YYYY)

2. THE APPROVED PETS

Only the pets described below are approved. Any other animal, including a visiting animal or a replacement for one listed here, needs the landlord's written approval first.

PET	KIND OF ANIMAL	BREED	NAME	AGE	WEIGHT	COLOR	LICENSE OR TAG
Pet 1							
Pet 2							
Pet 3							

- ☐ Vaccination records provided
- ☐ Spayed or neutered
- ☐ Local license or registration provided, where required
- ☐ Photo of each pet provided

VETERINARIAN

VETERINARIAN PHONE

EMERGENCY CONTACT WHO CAN TAKE THE PET

THEIR PHONE

3. MONEY

Fill in only what your state allows and leave the rest blank or write "none". A pet deposit is refundable and is handled like the Security Deposit at move-out. A pet fee is a one-time charge that is not returned. Pet rent is added to the monthly rent.

PET DEPOSIT, REFUNDABLE ($)	PET FEE, ONE TIME, NOT REFUNDABLE ($)	PET RENT EACH MONTH ($)

CHARGED PER PET OR PER HOME	DUE ON (MM/DD/YYYY)	PET RENT STARTS (MM/DD/YYYY)

The pet deposit does not limit what the resident owes. If pet damage costs more than the pet deposit, the remaining cost may be taken from the Security Deposit or charged to the resident, as the lease and the law allow.

4. RULES FOR THE PET

- ☐ The pet is on a leash or carried in every shared space and outside
- ☐ Waste is picked up at once, inside and outside, and bagged in the trash
- ☐ Litter is changed often enough that there is no smell
- ☐ The pet is never left alone long enough to cause distress or noise
- ☐ Barking, howling or other noise does not disturb neighbors or housemates
- ☐ The pet is not left on a balcony, porch or yard without someone home
- ☐ The pet is kept free of fleas and other pests
- ☐ The pet stays out of these areas:

AREAS THE PET MUST STAY OUT OF, AND ANY OTHER RULES

5. RESPONSIBILITY

The resident is responsible for all damage, cleaning, odor removal and pest treatment caused by the pet, beyond normal wear and tear, whether it is found during the tenancy or at move-out. The resident is responsible for any injury the pet causes to another person or animal and agrees to keep the pet under control at all times. Where the lease requires renters insurance, the resident should confirm it covers the pet.

If the pet causes a danger, repeated disturbance or damage, or a rule above is broken, the landlord may give written notice to correct it. If it is not corrected, the landlord may withdraw approval for the pet and require it to be removed within _____ days, as the lease and the law allow. Withdrawing approval does not end the lease by itself.

FINE FOR AN UNAPPROVED ANIMAL ($), IF ALLOWED	THEN PER DAY ($), IF ALLOWED

6. ASSISTANCE ANIMALS ARE NOT PETS

Under fair housing rules, a service animal or emotional support animal requested as a reasonable accommodation for a disability is not a pet. No pet deposit, pet fee or pet rent applies to it, and any breed or weight limits for pets do not apply automatically. The resident is still responsible for damage the animal actually causes. Requests for an assistance animal are handled separately from this addendum, and questions about a disability are limited by law.

SIGNATURES

By signing, the residents and the landlord agree that this addendum is part of the lease named above.

RESIDENT SIGNATURE	PRINTED NAME	DATE (MM/DD/YYYY)
RESIDENT SIGNATURE	PRINTED NAME	DATE (MM/DD/YYYY)
LANDLORD OR MANAGER SIGNATURE	PRINTED NAME	DATE (MM/DD/YYYY)