



RE/MAX Alliance

PET ADDENDUM

For Property Manager Use Only:	
Pet Deposit:	<input type="checkbox"/> Held in escrow account
Pet Fee:	<input type="checkbox"/> Owner Reserve <input type="checkbox"/> Pay Owner

The undersigned agrees that this Addendum is incorporated in and made a part of the Residential Lease dated _____ at _____ (Premises);

between _____ (Tenant),
 _____ (Owner),

and that it shall be renewed and shall expire under the terms and conditions of the Lease Agreement.

1. PET INFORMATION:

Pet Name	Species	Breed	Color	Age	Weight	Sex	Spayed/ Neutered
1.						<input type="checkbox"/> Male <input type="checkbox"/> Female	<input type="checkbox"/> Yes <input type="checkbox"/> No
2.						<input type="checkbox"/> Male <input type="checkbox"/> Female	<input type="checkbox"/> Yes <input type="checkbox"/> No
3.						<input type="checkbox"/> Male <input type="checkbox"/> Female	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.						<input type="checkbox"/> Male <input type="checkbox"/> Female	<input type="checkbox"/> Yes <input type="checkbox"/> No

2. DEFINITIONS:

Whenever the following capitalized words are used in the Addendum, they shall have the meanings shown below. All capitalized words which are defined in the Lease and are not defined in this Addendum shall have the meanings given in the Lease.

NON-REFUNDABLE PET FEE \$ _____ per pet ☐ N/A

PET DEPOSIT: \$ _____ per pet to be held by RE/MAX Alliance ☐ N/A

PET RENT: \$ _____ per month ☐ N/A

DEFAULT PET RENT: \$ _____ per month per pet (see paragraph 7) ☐ N/A

OTHER FEES: _____

TENANT AGREES THAT ANY AND ALL PET DEPOSITS OR PET FEES WILL BE PAID BY CERTIFIED FUNDS.

3. PERMISSION:

Owner grants permission to Tenant to keep the Pet(s) listed above, and no others, on the Premises, subject to the terms and conditions of the Lease and this Addendum. Tenant shall not permit any animals, wild or domestic on the Premises without the prior written consent of Owner/Agent, this includes petsitting or brief visits. Owner may revoke permission at any time if Tenant fails to comply with any of the terms of this Addendum or Lease.

4. PET FEE:

Tenant agrees to pay the Non-Refundable Pet Fee for the privilege of keeping the above named Pet(s) on the Premises listed above. Tenant understands that the Non-Refundable Pet Fee will not be refunded, even if the Pet is subsequently removed from the Premises or if there is no damage to the Premises at the end of the Lease.

5. PET DEPOSIT:

Tenant has deposited the Pet Deposit for the faithful performance of all terms and conditions of the Lease and this Addendum, including, but not limited to, the return of the Premises in good and clean condition, free of pet damage, including odor and flea/pest infestation. At the completion of the Lease. The Pet Deposit shall be added to the Security Deposit and be subject to all of the other terms and conditions regarding the Security Deposit.

6. PET RENT:

In addition to the Rent, Tenant shall pay the Pet Rent for each month, or part of a month, that the Pet is on the Premises. The Pet shall be considered to be on the Premises until the Pet is removed. Tenant has given Owner/Agent written notice that the Pet has been removed, Owner/ Agent has confirmed the removal by an inspection of the Premises, and all pests have been exterminated with receipt provided to Agent. The Pet Rent shall be payable in the same manner as Rent.

7. DEFAULT PET RENT:

Tenant shall not permit any animals, wild or domestic on the Premises without the prior written consent of Owner/Agent, this includes petsitting or brief visits. If Tenant violates this provision of this Lease, Tenant shall pay Agent the Default Pet Rent for the entire tenancy and for each month the violation continues thereafter, as additional rent. In addition, Owner/Agent may require Tenant to remove the animal or Agent may terminate the Lease.

8. PET CONTROL:

Tenant shall keep the Pet in accordance with all applicable laws, ordinances and property owner's and condominium association rules and regulations, including licensing the Pet, keeping current all applicable shots, and leashing the Pet when outdoors. Tenant shall promptly remove and properly dispose of all pet waste, and shall not curb the Pet on the shrubbery, flowers, or small trees. Tenant shall not permit the Pet to bark, howl, or otherwise emit noises at such a level, frequency, or time as to disturb others. Tenant shall not keep the Pet on the Premises if the Pet is or becomes vicious or threatening, bites or attacks any person or other pet, or otherwise is or becomes a nuisance.

Tenant shall provide proper care, food, and shelter for the Pet and not abuse the Pet in any way. No breeding of the Pet shall be permitted on the Premises. If there is any reasonable cause to believe an emergency situation exists with respect to the Pet, and if efforts to contact the Tenant and emergency caretaker are unsuccessful, the Agent may contact the local animal control authority and assist its staff in entering the Premises. Examples of an emergency situation include: suspected abuse, abandonment, fire or other disaster or any prolonged disturbance. If it becomes necessary for the Pet(s) to be boarded, any and all costs will be the sole responsibility of the Tenant(s).

9. ACCESS:

A. Agent and its duly designated representative(s) may enter the Premises and go upon the Premises in order to do the following with reasonable notice to Tenant and at reasonable times to inspect the Premises, make necessary or agreed repairs, decorations, alterations, or improvements, supply necessary or agreed services, exhibit the Premises to prospective or actual mortgagees, workmen, contractors, inspectors, appraisers, agents, prospective tenants and/or representatives of any owners' association. Tenant will be charged a Non-Access Fee not to exceed \$100 per incident/appointment if Tenant fails to provide access and/or if an authorized pet is not crated, secured, or removed from the Premises during showings, repairs or maintenance needed at the Premises.

B. Owner/Agent will give Tenant reasonable notice of routine maintenance to be performed that has not been requested by Tenant, and shall not be required to provide prior notice to Tenant for any maintenance requested by Tenant. Agent may enter the Premises without Tenant's consent in cases of emergency. Tenant shall be responsible for paying the cost of any unnecessary service call and any costs incurred as a result of the Tenant failing to keep appointments with service persons that require access in order to make scheduled repairs. Tenant to pay RE/MAX Alliance within seven (7) days of receipt of invoice. Tenant will be charged a Non-Access Fee not to exceed \$100 per incident/appointment if Tenant fails to provide access and/or if an authorized pet is not crated, secured, or removed from the premises during showings, repairs or maintenance needed at the Premises.

C. Owner/Agent may place a "For Sale" sign and lockbox upon the Premises and exhibit the Premises to prospective purchasers ninety (90) days prior to the Lease End Date or after notice of termination of this Lease by Owner/Agent. Owner/Agent may place a "For Rent" sign and lockbox upon the Premises and exhibit the Premises to prospective tenants sixty (60) days prior to the Lease End Date or after notice of termination of this Lease by Tenant or Owner/Agent. All such entries into the Premises shall be conducted at reasonable times and with reasonable notice to Tenant. Tenant will be charged a Non-Access Fee not to exceed \$100 per incident/appointment if Tenant fails to provide access and/or if an authorized pet is not crated, secured, or removed from the Premises during showings at the Premises.

D. If Tenant refuses to allow or prevents access as provided herein, Owner/Agent may obtain injunction relief to compel access or may terminate this Lease. In either case, Owner/Agent may recover actual damages sustained and reasonable attorney's fees. Tenant will be charged a Non-Access Fee not to exceed \$100 per incident/appointment if Tenant fails to provide access and/or if an authorized pet is not crated, secured, or removed from the Premises during showings, repairs or maintenance needed at the Premises.

10. CONDITION OF PREMISES:

Tenant shall be responsible for all damage caused by the Pet to the Premises, including all repairs and replacements considered appropriate by Owner or Agent annually and upon termination of the Lease and/or removal of the Pet from the Premises. Tenant shall have the Premises professionally exterminated and the carpets professionally cleaned and deodorized at Tenant's cost through companies approved by Agent. Tenant shall provide Agent with copies of paid receipts for the extermination and cleaning. Tenant shall remain liable for dormant infestation and latent pet odor (including extermination costs and carpet replacement/floor refinishing if necessary) for 30 days after the Pet is removed from the Premises and the required extermination and cleaning are complete, even if prior to that time the Security Deposit and Pet Deposit have been returned to Tenant. Damage includes any interior/exterior property damage including odor that cannot be remedied with ordinary available household cleaners.

11. LIABILITY:

Agent may require Tenant to obtain additional renter's insurance liability coverage. Tenant agrees to take responsibility for and hold harmless both the Owner and the Agent from any claim, suit, or liability for injuries or damages by such Pet(s).

12. INTERPRETATION:

This Addendum supplements the terms and conditions of the Lease. If any provision of this Addendum conflicts with any provision of the Lease, this Addendum shall control. All rights and remedies of Owner/Agent are cumulative. Any default under this Addendum shall constitute a default under the Lease.

13. EMERGENCY CONTACT:

Tenant hereby designates _____ who is _____, as a person responsible to care for the animal if Tenant cannot be contacted by Agent, Tenant fails to, or becomes unable to properly care for the animal, and can be reached at the following:

Email: _____ Cell: _____ Work: _____

If the person designated herein fails to act in a timely fashion or fails to properly comply with respect to the animal after notice by Agent, Agent reserves the right to act in accordance with the provisions of this Addendum or as otherwise provided in the Lease.

14. ADDITIONAL PROVISIONS:

(Tenant) Date

(Tenant) Date

(Tenant) Date

(Tenant) Date

(Property Manager Signature) Date
RE/MAX Alliance as Agent for the Owner