

## Pet Addendum

THIS AGREEMENT is attached to and made a part of the Residential Lease Agreement dated \_\_\_\_\_, 20 \_\_\_\_ by and between Opera One Holdings LLC (Landlord), and \_\_\_\_\_ (Tenant), for the Property located at 2525 Holicong Road, Holicong, PA 18928.

Tenant desires to keep a certain pet described below on the Property and the Residential Lease Agreement specifically prohibits allowing pets on the Property. The Residential Lease Agreement is hereby amended by this Pet Addendum to grant such permission to the Tenant. In exchange for this permission, the Tenant agrees as follows:

1. To pay additional rent in the amount of \$\_\_\_\_\_ Dollars) per month.
2. To deposit with the Landlord a "Non-refundable Pet Deposit" in the amount of \$\_\_\_\_\_ which shall be held as security for the faithful performance of this pet Agreement.
3. To keep the pet from causing any annoyance or discomfort to others and to immediately remedy any complaints concerning the pet.
4. To keep the pet from damaging any property belonging to the Landlord or others.
5. To immediately pay for any injury, damage, loss, or expense caused by the pet (In this regard, it is expressly understood that at no time shall the Tenant apply any part of the Pet Deposit towards such amounts due, but rather, the Tenant shall make restitution immediately and separately from the Pet Deposit. It is further understood that such restitution shall be made over and above any rent paid in accordance with Item #1 of this Pet Addendum.)
6. To keep the pet under control at all times.
7. To keep the pet restrained, but not tethered, when it is outside of the dwelling.
8. Not to leave the pet unattended for any unreasonable periods.
9. To hold the Landlord harmless from all liability arising from the Tenant's ownership or keeping of the pet, including but not limited to any liability resulting from the Landlord turning said pet over to local pet policing authorities should the pet be found unsupervised.
10. To dispose of the pet's droppings properly and quickly.
11. To provide to the Landlord a picture of the above named pet.
12. To insure that pet will wear the appropriate Local Animal License, a valid Rabies Tag and tag bearing the owners name and phone number. All licenses and tags must be kept current.
13. To provide the Landlord with evidence from the Veterinarian that all necessary shots are current and that the pet does not display a tendency to be aggressive or harmful.
14. Tenant agrees to control flea infestation and will exterminate if necessary, and upon demand, in any and all areas affected with full cost to be paid by tenant.
15. Tenant agrees that Landlord will not be responsible for the injury, harm, or death of the animal, and agrees to hold Landlord harmless for any damages suffered as a result of any harm caused on the animal or by the animal upon another person, guest or employee. Tenant shall be responsible for the entire amount of all damages caused by the pet as well as the entire amount of any injury to individuals or property. Tenant is encouraged to obtain a Pet Liability Policy that can be added as a rider to most renter insurance policies.
16. Pet must be spayed/neutered/declawed.
17. Pet shall not create any conflict or disturbance with others and will not threaten any physical harm to anyone.

The permission granted in this Pet Addendum shall be limited to a certain pet named \_\_\_\_\_ and described as follows:

Type of Pet: \_\_\_\_\_ Breed: \_\_\_\_\_  
Color: \_\_\_\_\_

Full-grown Weight: \_\_\_\_\_ Full-grown Height: \_\_\_\_\_

Age: \_\_\_\_\_ Sex: \_\_\_\_\_ Neutered: Yes No Declawed: Yes No

Should the Tenant fail to comply with any part of this Pet Agreement, the Landlord reserves the right to revoke permission to keep the pet- In such event, the Tenant agrees to permanently remove the pet from the Property within 48 hours of receiving written notice thereof from the Landlord; failure to comply with same shall be grounds for immediate termination of the Residential Lease Agreement.

I ACCEPT FINANCIAL RESPONSIBILITY FOR THE ENTIRE AMOUNT OF ANY DAMAGES OR INJURY TO PERSONS OR PROPERTY THAT MAY OCCUR BECAUSE OF MY PET. I UNDERSTAND THAT VIOLATIONS OF ANY OF THESE RULES MAY BE GROUNDS FOR REMOVAL OF MY PET AND/OR TERMINATION OF MY TENANCY;

**THIS AGREEMENT** is made on this \_\_\_\_ day of, \_\_\_\_\_ 20\_\_\_\_

**As to Landlord this** \_\_\_\_\_ **day of** \_\_\_\_\_, **20**\_\_\_\_\_.

LANDLORD:

Sign: \_\_\_\_\_

Print: \_\_\_\_\_ Date: \_\_\_\_\_

**As to Tenant, this** \_\_\_\_\_ **day of** \_\_\_\_\_, **20**\_\_\_\_\_.

TENANT

Sign: \_\_\_\_\_

Print: \_\_\_\_\_ Date: \_\_\_\_\_

TENANT:

Sign: \_\_\_\_\_

Print: \_\_\_\_\_ Date: \_\_\_\_\_