

PET ADDENDUM TO LEASE AGREEMENT

1. **THE PARTIES.** This Pet Addendum to Lease Agreement (“Addendum”), made effective as of _____, is by and between:

Landlord: _____ (“Landlord”) and

Tenant: _____ (“Tenant”).

The Landlord and Tenant are each referred to herein as a “Party” and, collectively, as the “Parties.”

2. **ORIGINAL LEASE.** This Addendum is being added to the lease agreement between the Parties, dated on _____, for the property located at

 (“Original Lease”).

3. **PET RULES.** The rules regarding pets in the Original Lease are: (check one)

- Not changed.

- Changed to the following:

4. **ADDING A PET.** The Tenant is: (check one)

- Adding the following pet(s):

Pet Description: _____.

Pet Deposit: \$ _____ Refundable Non-Refundable

Pet Fee: \$ _____ per month.

- Not adding a new pet.

5. **FEDERAL LAWS.** Under federal law, the Tenant is entitled to certain rights regarding the possession of a pet.

a.) Emotional Support Animal (ESA). As permitted under the Fair Housing Act (FHA), the Tenant is allowed to reside with an emotional support animal.

b.) Service Animals. As permitted under the Americans with Disabilities Act (ADA), the Tenant is allowed to reside with a service animal.

If permitted by law, the Tenant will be required to provide documentation regarding the right to possession of a pet defined in this section.

- 6. TENANT'S RESPONSIBILITY.** The Tenant shall be solely responsible for the care and supervision of their pets. The Tenant shall ensure that the animal does not disturb other occupants or neighbors. The Tenant agrees to all damages and liabilities caused by their pets.
- 7. LANDLORD'S INDEMNIFICATION.** The Tenant agrees to indemnify and hold harmless the Landlord and its employees, agents, contractors, associates, or any other person in connection with the Landlord from any loss, liability, or damage arising from the Tenant's pet or animal they allowed onto the premises.
- 8. EXECUTION.** This Addendum may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

Landlord Signature: _____ **Date:** _____

Print Name: _____

Tenant Signature: _____ **Date:** _____

Print Name _____