

PET ADDENDUM

THIS Agreement is an Addendum to and part of the Rental Agreement dated _____ between Landlord _____ and Resident _____ for the property located at: _____

IN CONSIDERATION of their mutual promises, Landlord and Resident agree as follows:

1. The Rental Agreement prohibits any pets in or around the premises without Landlord's prior written consent.
2. Feeding or otherwise caring for stray animals is not permitted.
3. All cats, dogs, and rabbits that are approved as Pets by Landlord must be spayed or neutered by six (6) months of age.
4. Resident(s) desires to keep the below-described pet, hereinafter referred to as "Pet".
NAME: _____ BREED: _____ DOB: _____
HEIGHT: _____ WEIGHT: _____ Date of Last Vaccination (copy attached): _____
5. As a special security deposit, Resident(s) agrees to pay Landlord the sum of \$_____ (receipt of which is hereby acknowledged). Landlord may use therefrom such amount as is reasonably necessary to take care of any damages or cleaning caused by or in connection with or necessary capture of said Pet. At the termination of this Agreement, any balance shall be added to the existing Rental Agreement security deposit, and disbursed thereafter (Total of all deposits shall not exceed two months rent for unfurnished units nor three months rent for furnished units.)
6. Resident(s) agrees to comply with all local, state and federal Health & Safety Codes and community House Rules.
7. Resident(s) represents that the Pet is quiet and "housebroken" and will not cause any damage or annoy other residents.
8. Resident(s) agrees that the Pet will not be permitted outside the Resident's unit, unless restrained by a leash or pet carrier.
9. Resident(s) (or any person who walks the Pet) is responsible for immediately cleaning up after the Pet and discarding securely bagged pet droppings in the following designated areas only: _____. Resident agrees that their right to keep the pet on the property may be revoked if droppings are not immediately removed from the premises and are allowed to create a nuisance for other Residents.
10. If the Pet is a cat, Resident(s) must provide and maintain an appropriate litter box. If the Pet is a bird, the bird shall not be let out of the cage.
11. If the Pet is a fish, the water container shall not exceed _____ gallons and be placed in a safe location in the rental unit.
12. No Pet shall be fed on unprotected carpeting within the rental unit. Resident(s) shall prevent any fleas or other infestation caused by the Pet and shall reimburse Landlord for any necessary reparation efforts.
13. Resident(s) shall not permit the Pet to cause any damage, discomfort, annoyance, nuisance or in any way to inconvenience, or cause complaints, from any other resident(s).
14. Resident will provide adequate and regular veterinary care, as well as ample food and water, and will not leave Pet unattended for any undue length of time. Resident will diligently maintain cleanliness of litter boxes, as well as the Pet's sleeping and feeding areas. Resident(s) will prevent Pet from creating excessive noise, or engaging in any behavior, at a level that disturbs other residents or neighbors, including, but not limited to, barking, crying, jumping, and running.
15. If there is reasonable cause to believe an emergency situation exists with respect to the Pet, and if efforts to contact Resident(s) or emergency caretaker are unsuccessful, the Landlord may need to enter the Resident's unit. If it becomes necessary for the pet to be boarded, any and all costs incurred will be the sole responsibility of the Resident(s).
16. Resident(s) is responsible for the pets of guests who visit their unit; such pets are subject to the same restrictions as Resident Pets.

17. In the event of default by Resident(s) of any of the above terms, Resident(s) agrees, within three days after receiving written notice of default from Landlord, to cure the default or vacate the premises. Resident(s) agrees Landlord may revoke permission to keep said Pet on the premises by giving Resident(s) thirty (30) days notice in writing.

18. Resident(s) shall be liable to Landlord for all damages or expenses incurred by or in connection with said Pet, and shall hold Landlord harmless for any and all damages or costs in connection with said Pet.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

_____	_____	_____	_____
Resident	Date	Resident	Date
_____	_____	_____	_____
Resident	Date	Resident	Date
_____	_____	_____	_____
Resident	Date	Resident	Date
_____	_____	_____	_____
Landlord		Landlord's Agent	Date

UNAUTHORIZED USE PROHIBITED
For Members Only
Apartment Association,
California Southern Cities
Approved Form #F32 – 2/21

