**SAMPLE PET AGREEMENT**

**(ADDENDUM TO A RENTAL AGREEMENT)**

Residents may desire to keep pets in the dwelling they occupy under the Rental Agreement. The parties agree to the following terms and conditions regarding the Resident's pet.

1. Resident agrees to be in humane control of their pet at all times when outside their dwelling and to keep pets on-leash in common areas. Resident shall adhere to state and local laws regarding leash and licensing requirements.
2. Resident shall clean up after their pet and dispose of their pet's waste properly and quickly.
3. Resident ensures that their pet is housetrained, potty-pad trained, and/or litterbox trained.
4. Resident agrees to humanely address behavioral (ex. excessive barking, whining) and medical issues with positive-reinforcement training and/or veterinary intervention.
5. Resident agrees to have their pet vaccinated as recommended by the pet’s veterinarian.
6. Resident agrees to keep their pet clean and groomed and free of any communicable infections or any parasites such as fleas and ticks.
7. Resident agrees to provide their pet with a collar and identification tag, to be worn at all times on the property.
8. Resident agrees that if their pet appears to be in distress, is creating a disturbance, or an emergency occurs, property staff may, pursuant to applicable law, enter their unit without notice. Property Owner/Operator agrees to contact Resident, but if they are unavailable, Property Owner/Operator may make temporary arrangements for the pet’s care as needed.
9. Resident agrees to maintain a renters insurance policy that includes liability coverage for pets.
10. Resident agrees to notify Property Owner/Operator of any damage, loss, or expense caused by Resident’s pet(s).
11. Resident agrees to repair any damage and/or reimburse Property Owner/Operator for any loss or expense caused by Resident’s pet.
12. Resident agrees to furnish Property Owner/Operator with the name and accompanying picture of their pet within five days of acquiring the pet.
13. Property Owner/Operator shall not restrict Resident’s pet based on breed, size, weight, or appearance.
14. Property Owner/Operator shall not charge additional rent for Resident’s keeping of the pet nor shall Property Owner/Operator charge a non-refundable pet fee or pet security deposit.
15. Resident and Property Owner/Operator agree to abide by the terms and conditions of the lease or any violation of the terms contained in this Addendum.

Property Owner/Operator:

Resident:

Resident:

Date: