

PET ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement, dated _____ between _____ (Owner/Agent) and _____ (Resident) for the Premises located at _____, Unit # (if applicable) _____, CA _____, (Street Address) _____, (City) _____, (Zip) _____

1. The Rental/Lease Agreement provides that without Owner/Agent's previous written approval, no pets shall be permitted in or about the property.
2. Resident chooses to keep the pet described here ("Pet"): _____
3. In the occurrence of default by Resident of any of the terms in this Addendum, Resident agrees, within three days after receiving written notice of default from Owner/Agent, to treat the default or depart from the premises. Resident agrees Owner/Agent may annul authorization to keep said Pet on the premises by giving Resident written thirty (30) day notice.
4. Resident agrees to meet the terms of all applicable ordinances, policies and laws governing pets.
5. Resident agrees that Pet will not be allowed outside Resident's unit unless restrained by a leash. Use of the grounds or property for sanitary purposes is prohibited.
6. Pet must need not (check one) be neutered.
7. If Pet is a bird, it shall not be let out of the cage.
8. If Pet is a fish, the water container shall not be over _____ gallons and will be placed in a safe location in the unit.
9. Pet shall not be fed directly on the carpeting in the unit. Resident shall prevent fleas or other infestation of the rental unit or other property of Owner/Agent, and may be held liable for costs associated with any necessary remediation.
10. Resident shall **not** permit, and represents that Pet will not cause any damage, distress, annoyance, irritation or in any way inconvenience, or cause complaints, from any other Resident, guest, or the public. Any "mess" created by Pet shall immediately be cleaned up by Resident. Resident must supply and maintain an appropriate litter box, if applicable.
11. In the event that Owner/Agent, contractor, or maintenance personnel need access to the unit, the pet will be restrained in the following manner:
 put in a kennel/crate removed from premises not applicable other _____
12. Resident shall be legally responsible to Owner/Agent for all damages or expenses incurred by or in connection with Pet, and shall hold Owner/Agent harmless and indemnify Owner/Agent for any and all damages or costs in connection with Pet.
13. Resident shall deposit with Owner/Agent for all damages an additional security deposit of \$_____. Owner/Agent does does not (check one) require Resident to carry renter's insurance to cover damages caused by Pet.

The undersigned Resident(s) acknowledge(s) having read and understood the aforementioned.

_____	_____	_____	_____
Date	Resident	Date	Resident
_____	_____	_____	_____
Date	Resident	Date	Resident
_____	_____		
Date	Owner/Agent		