



PET ADDENDUM

This is a legally binding agreement. If not understood, seek legal advice.

This Pet Addendum agreement is entered between Salt Valley Property Management LLC (herein Landlord) and _____ (herein Tenant), dated _____.

- Pet:** Landlord grants permission to Tenant to keep: (number) _____ (Pet type such as cat, dog, other) _____, and no others, on the Premises, subject to the terms and conditions of the Lease and this Addendum. Landlord may revoke permission at any time if Tenant fails to comply with any of the terms of the Addendum or Lease.
- Pet Fee:** Tenant agrees to pay a \$100 non-refundable Pet Fee to induce the Landlord to grant permission for the pet, and agrees to the faithful performance of all terms and conditions of the Lease and this Addendum, including, but not limited to, the return of the Premises in good and clean condition, free of pet damage and flea and other pest infestation at the completion of the lease term. Tenant understands that Pet Fee will not be refunded, even if the pet is subsequently removed from the Premises or if there is no damage to the Premises at the end of the lease term. If this is a renewal of the Pet Addendum, and the Pet Fee was previously paid during a continuous residence with a Salt Valley Property Management apartment, no further payment needs to be made.
- Pet Rent:** In addition to the Rent, Tenant shall pay Pet Rent of \$25 for each Pet, for each month, or part of a month, that the Pet is on the Premises. The Pet Rent shall be payable in the same manner as Rent. The Pet shall be considered to be on the Premises until the Pet is removed and Landlord has written notice that the Pet has been removed.



4. **Pet Control:** Tenant shall keep the Pet in accordance with all applicable laws and ordinances, including licensing the Pet, keeping current all applicable shots, and leashing the Pet when outdoors. Tenant shall promptly remove and properly dispose of all pet waste. Tenant shall not restrain the Pet on the shrubbery, flowers, or small trees. Tenant shall not permit the Pet to bark, howl, or otherwise emit noises in such a level, frequency, or time as to disturb others. Tenant shall not keep the Pet on the Premises if the Pet is or becomes vicious or threatening, bites or attacks any person or other pet, or otherwise is or becomes a nuisance. Tenant shall not leave the Pet on the Premises unattended for any period in excess of 12 hours. Tenant shall provide proper care, food, and shelter for the Pet and not abuse the Pet in any way. No breeding of the Pet shall be permitted on the Premises.

5. **Pet Waste:** Pets may not use deck spaces, garages, any interior space of the dwelling, or any interior public spaces of the building. Dogs are to be taken outside, using a leash, and waste must be picked up and taken to the trash. Cats and other animals permitted in the apartment, may use litter boxes or approved cage installed litter areas. It is expected that all waste and waste collection areas will be cleaned daily. No use of “puppy pads” is permitted in the dwelling, public areas of the building, deck, or garage areas. Puppy pads may be used in a cage and must be changed after each use.

6. **Condition of Premises:** Tenant shall be responsible for all damage caused by the Pet to the Premises, including all repairs and replacements considered appropriate by Landlord.

7. **Additional Entry Rights:** In addition to Landlord’s rights under the Lease, if Landlord receives any complaint regarding the Pet or otherwise has reason to believe that a violation regarding the Pet has occurred, Landlord may enter the Premises to investigate the possible violation. Landlord will only enter the Premises under this provision on reasonable notice and at reasonable times unless the circumstances require otherwise, such as in the event of an emergency, Tenant’s absence from the Premises, or Tenant’s attempted evasion of the requirements of the Lease or this Addendum.



8. **Removal of Pet:** In an emergency, or if the Pet becomes vicious, appears severely ill, or otherwise behaves in a manner that Landlord believes poses an immediate threat to the health and safety of the Pet or people, Landlord may enter the Premises and remove, or cause to be removed, the Pet, and take any other action which Landlord considers appropriate, including placing the Pet in shelter or other similar facility. In such an event, Tenant shall be responsible for all costs incurred. Landlord shall only act under this paragraph if Tenant has failed to take corrective action within a reasonable time after being requested to do so or if Tenant is not available.
9. **Interpretation:** This Addendum supplements the terms and conditions of the Lease. If any provision of this Addendum conflicts with any provision of the Lease, this Addendum shall control. All rights and remedies of Landlord are cumulative. Any default under this Addendum shall constitute a default under the Lease.

Tenant: _____ Date _____

Tenant: _____ Date _____

Tenant: _____ Date _____

Tenant: _____ Date _____

Landlord: _____ Date _____

