



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 _____.

- 1. Pets:** Landlord grants permission to Tenant to keep: (number) _____ dog(s), and no others, on the Premises. The Landlord may revoke permission to have pets at any time if Tenant fails to comply with any of the terms of the Lease. In addition to Tenant 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.
- 2. Animal Control:** Tenant shall keep the animal in accordance with all applicable laws and ordinances, including licensing the animal, keeping current all applicable shots, and leashing the animal when outdoors. Tenant shall promptly remove and properly dispose of all animal waste. Tenant shall not restrain the animal on shrubbery, flowers, or trees. Tenant shall not permit the animal to emit noises in such a level, frequency, or time as to disturb others. Tenant shall not keep the animal on the Premises if the animal is, or becomes vicious or threatening, bites or attacks any person or other animal, or otherwise is, or becomes a nuisance. Tenant shall not leave the animal on the Premises unattended for any period in excess of 12 hours. Tenant shall provide proper care, food, and shelter for the animal and not abuse the animal in any way. No breeding of the animal shall be permitted on the Premises.



3. **Animal Waste:** No animal may use deck spaces, garages, any interior space of the dwelling, or any interior public spaces of the building to relieve themselves. Dogs are to be taken outside, using a leash, and waste must be picked up and taken to the trash. 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.
4. **Condition of Premises:** Tenant shall be responsible for all damage caused by any animal to the premises, including all repairs and replacements considered appropriate by Landlord.
5. **Additional Entry Rights:** In addition to Landlord’s rights under the Lease, if Landlord receives any complaint regarding the animal or otherwise has reason to believe that a violation regarding the animal 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.
6. **Removal of Animal:** In an emergency, or if the animal 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 animal or people, Landlord may enter the Premises and remove, or cause to be removed, the animal, and take any other action which Landlord considers appropriate, including placing the animal 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.
7. **Vaccinations:** Tenant will maintain any required vaccinations the service or companion animal may require.
8. **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.

9. Alternate contact for animal if the owner is not available:

Name: _____ Phone: _____

Tenant: _____ Date _____

Tenant: _____ Date _____

Landlord: _____ Date _____

