



ATTACHMENT C

Pet Addendum

The following is the Pet Agreement for the Rental Agreement dated _____, for the Tenants, _____
at the premises, _____

The undersigned Resident/tenant has been granted permission to keep the following animal/pet (s) and will verify the following information when signing:

Type	Breed	Name	size/color

The undersigned Tenant agrees to the following conditions:

1. The Tenant understands fully that at no time is this increase to the security deposit to be refunded prior to vacancy even if the pet is removed from the property for any reason. If, your deposit is refundable.
2. The Tenant fully understands any part of their entire security deposit can be used for any damage caused by their pet (s).
3. The Tenant fully understands they will be responsible for professional carpet cleaning during and after vacancy due to the approval for having a pet on the premises and is to be at the tenants' expense. The Professional carpet cleaning is to be approved by the Landlord or Landlord's agent.
4. The Tenant fully understands they will be responsible for the pest control during and after vacancy due to approval for having a pet(s) on the premises and if to be at the tenants' expense.
5. The Tenant is to keep only the animals specifically listed above and CANNOT substitute any other animal/pet without permission of the Landlord or Landlord's agent.
6. The Tenant cannot "baby sit" or do any "care taking" of any animal, bird or pets of any nature, for another party on the premises for any friend, relative or acquaintance at any time.
7. The Tenant agrees to keep their pet under control at all times and abides by all County or City codes pertaining to animals and Tenant agrees to keep their pet restrained when it is outside of the dwelling.
8. Any pet left unattended for twenty-four (24) hours or more or whose health the Tenant's neglect, mistreatment or their ability to care for the animal shall be reported to the Animal Control authority or any other appropriate authority. Such circumstances shall be deemed an emergency for the purposes of the Landlord's right to enter the Tenant's unit to allow such authority to remove the animal from the premises, The Landlord or Landlord's Agent accepts no responsibility for any pet removed.
9. The Tenant agrees to dispose of their pet's feces properly and promptly. The Tenant also agrees to dispose of all feces properly and promptly even if it is not from their pet.
10. Tenant's will be responsible for FULL replacement cost of carpet ,walls, blinds, flooring or other items damages in any way by pet(s). Said monies will be deducted first from Pet Deposit listed in lease. Thereafter, if damages exceed pet deposit, the remainder of the repairs will be deducted from the security deposit.
11. The Tenant guarantees to Landlord or Landlord's Agent the pet(s) listed above have received the appropriate vaccinations, required by governing agencies, including but not limited to, the County, City or State.
12. The Tenant agrees that Landlord or Landlord's Agent reserve the right to revoke permission to keep the pet (s) should the Tenant break this agreement.
13. The Tenant agrees to indemnify, defend and hold Landlord or Landlord's agent harmless from and against damage caused by the Tenant's pet(s).

Tenant _____
Tenant _____
Tenant _____
Tenant _____

Date _____

Agent for the Landlord

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