**This document is not a final or complete instrument and should not be executed in its present form. The HBAA and its local chapters do not assume any liability for damages arising from the use of this document and give no opinion that any of the terms and conditions in this document should be accepted by the parties in a particular transaction. Terms and conditions should be negotiated between the parties based upon the respective interests, objectives, and bargaining positions of all interested parties. Seek specific legal advice from your lawyer**.

**PET ADDENDUM TO RENTAL AGREEMENT**

The Pet Addendum is an amendment to the lease dated \_\_\_\_\_\_\_\_\_\_\_\_\_ between *Tenant* and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ *Landlord* covering the premises or property known as \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

1. Tenant has read, understands and agrees to abide by \_\_\_\_\_\_\_\_\_\_\_ Pet Policy.
2. Tenant has completed a Pet Application and Registration form and has been granted permission by \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ to keep the pet(s) specified under the following terms and conditions.
	1. The pet will be allowed out of the premises only under the complete control of a responsible human companion and will be on a hand held leash or in a pet carrier.
	2. Any damage caused by the pet(s) to the interior or exterior of the premises; i.e. flooring, walls, trim, finish, tiles, carpeting, sod, plants, etc. will be the full responsibility of the Tenant and Tenant agrees to pay all costs involved in the restoration to its original condition. If stains caused by the pet(s) cannot be removed, the Tenant agrees to pay the full expense of replacement of carpet, carpet pad and trim.
	3. It is also understood and agreed that the Landlord will have the premises, including all carpet, professionally cleaned and fumigated for fleas and ticks at the expense of the Tenant when Tenant vacates the premises.
	4. Tenant will provide adequate and regular veterinary care of pet(s), and ample food and water. Pet(s) will not be left unattended for any due length of time. Tenant will diligently maintain cleanliness of litter pans, sleeping and feeding areas.
	5. It is further agreed and understood that Landlord may enter the premises if there is reasonable cause to believe an emergency exists with respect to said pet(s) and Landlord is unsuccessful in contacting Tenant. Examples of an emergency would include abuse, abandonment or any prolonged disturbance. If it becomes necessary for the pet to be placed out for board, all costs incurred will be the sole responsibility of the Tenant.
	6. Tenant agrees to indemnify, hold harmless and defend Landlord or Landlord’s agents against all liability, judgments, expense (including attorney fees), or claims by third parties for any injury to a person or damage to property of any kind whatsoever caused by the Tenant’s pet(s).
	7. If said pet(s) causes a disturbance to other tenants’ right to quite enjoyment of their premises, the owner of said pet will be contacted and given time to cure. If the disturbance is not cured, the owner of pet will be asked to remove the pet from the premises or face eviction.

 (TENANT) (LANDLORD)

 (Date) (Date)

Tenant states they do not have a pet in the premises

(Tenant) (Landlord)

(Date) (Date)