



# PET ADDENDUM

**Acme Home & Land, LLC, feels strongly about proper and compassionate animal ownership and seeks to provide safe and healthful environments for Tenants and Pets.**

This document is an addendum and is part of the Lease Agreement, dated \_\_\_\_\_, by and between Acme Home & Land, LLC ("Landlord"), and \_\_\_\_\_ ("Tenant"), for the premises located at: \_\_\_\_\_.

Additional Pet Deposit \$100.00 (One Hundred).

1. The Lease Agreement, clause 14, provides consent for \_\_\_\_\_ ("Pet"). Consent is not provided for any additional Pet(s).
2. Tenant agrees to comply with all applicable ordinances, regulations and laws governing pets.
3. Pet(s) shall not be fed directly on carpet or any floor covering in the rental unit. Tenant shall prevent any fleas or other infestation of the rental unit or other property of Landlord. Tenant shall not permit, and represents that Pet(s) will not cause, any damage, discomfort, annoyance, nuisance or in any way inconvenience, or cause complaints from neighbors. Tenant agrees not to leave pet(s) unattended for any unreasonable periods. Tenant agrees not to leave food or water for their pet(s) or any other animal outside their dwelling. Tenant agrees not to breed pet(s). Tenant shall not tie Pet to any object outside the rental unit or premises or leave Pet confined in such a way as to be potentially harmful to Pet. Tenant agrees to promptly clean up after Pet(s) when necessary.
4. If it is discovered by Animal Control officials that Pet is in reasonable danger of illness or injury from abuse or neglect by Tenant, Tenant acknowledges that the animal may be removed from the premises permanently and immediately at the discretion of the Animal Control Officer. In such cases, consent for additional pets is permanently revoked by Landlord.
5. Tenant acknowledges and agrees that Landlord may, at any time and in Landlord's sole and absolute discretion, revoke its consent by giving Tenant written notice if multiple complaints are received from neighbors or other residents about Pet, if Pet is in mortal danger through actions or lack thereof by Tenant, or if Pet has disturbed the rights, comfort, convenience, or safety of neighbors. Within 24 hours of receipt of written notice that consent is revoked, Tenant shall permanently remove Pet from premises. If Tenant is unwilling or unable to relocate Pet(s) in a humane manner, Tenant will be given the option to terminate lease.
6. Any refusal by Tenant to comply with such demand shall be deemed to be a material breach of the Lease or Rental Agreement, in which event Owner/Agent shall be entitled to all the rights and remedies set forth in the Lease or Rental Agreement for violations thereof, including but not limited to eviction, use of security deposit for damages, and attorney fees.
7. Tenant shall be strictly liable for the entire amount of any wrongful death, or injury to the person or property of others, caused by Pet, and Tenant shall indemnify Landlord for all costs resulting from same, including but not limited to litigation costs and attorney fees.

Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_

Landlord Signature \_\_\_\_\_ Date \_\_\_\_\_