

**Pet Addendum**  
**( Addendum To Rental Agreement)**

THIS AGREEMENT is hereby attached to and made a part of the Rental Agreement dated \_\_\_\_\_, 20\_\_\_\_\_, by and between Cowan Development Company, Inc, the Owner/Agent, and \_\_\_\_\_ the Resident, for the premises located at \_\_\_\_\_

WHEREAS, the Resident desires to keep a certain pet described below on the said premises and the Rental Agreement specifically prohibits allowing pets on the premises; the Rental Agreement is hereby amended to grant such permission to the Resident. In exchange for this permission, the Resident had paid a non-refundable **Pet Fee of One Hundred Fifty Dollars (\$150.00) per pet** and agrees as follows:

1. To keep the pet from causing any annoyance or discomfort to others and to immediately remedy any complaints concerning the pet;
2. To keep the pet from damaging any property belonging to the Owner/Agent or others;
3. To immediately pay for any injury, damage, loss, or expense caused by the pet;
4. To keep the pet under control at all times;
5. To keep the pet restrained, but not tethered, when it is outside of the dwelling;
6. Not to leave the pet unattended for any unreasonable periods;
7. To hold the Owner/Agent harmless from all liability arising from the Resident's ownership or keeping of the pet, including but not limited to any liability resulting from the Owner/Agent turning said pet over to local pet policing authorities should the pet be found unsupervised;
8. To dispose of the pet's droppings properly and quickly;
9. Not to leave food or water for the pet outside of the dwelling;
10. Tenant agrees to control flea infestation and will exterminate if necessary, and upon demand, in any and all areas affected with full cost to be paid by tenant.

The permission granted herein shall be limited to a certain pet named \_\_\_\_\_ and described as follows: Type of Pet \_\_\_\_\_ Breed \_\_\_\_\_ Color \_\_\_\_\_ Full grown Weight \_\_\_\_\_ Full-grown Height \_\_\_\_\_

Should the Resident fail to comply with any part of this Pet Agreement, the Owner/Agent reserves the right to revoke permission to keep the pet. In such event, the Resident agrees to permanently remove the pet from the premises within 48 hours of receiving written notice thereof from the Owner/Agent; failure to comply with same shall be grounds for immediate termination of the Rental Agreement.

**PET RESTRICTIONS:** Resident warrants that the pet is a domesticated dog, cat, bird (must be kept in cage) or fish (must be kept in bowl or aquarium not to exceed 40 gallons), is not vicious, and has not bitten, attacked, harmed, or menaced anyone in the past. No offspring are allowed.

If pet is a dog, Resident warrants the pet is (1) not one of the following breeds: PIT BULL (Aka Staffordshire Terrier or Bull Terrier), GERMAN SHEPHERD, HUSKY, MALAMUTE, DOBERMAN PINSCHER, ROTTWEILER, OR CHOW CHOW, or other large breed; (2) does not exceed 55 pounds in weight at full growth, and (3) is not under 1 year of age.

Resident shall comply with all state and local ordinances, and laws regarding the licensing and vaccination of pet.

THIS AGREEMENT is made on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Resident \_\_\_\_\_

Resident \_\_\_\_\_

Cowan Development Company \_\_\_\_\_