

PET ADDENDUM

The Addendum to Lease, by and between _____, Landlord, and _____ Tenant, dated _____ for the property located at _____ (Premises).

Landlord hereby grants permission for Tenant(s) to keep the pet(s) described below and only upon the terms and conditions as set forth below:

1. DESCRIPTION. It is understood that Tenant(s) will keep pet(s) on Premises, described as:

Name of Pet	Type/Breed	Color	Weight

Tenant(s) further understands that the weight of the pet(s) is not to exceed _____ pounds, fully grown.

2. PET DEPOSIT. A pet deposit in the amount of \$ _____ is required, which must be paid upon signing this Addendum (“Pet Deposit”). This deposit will be held by _____ until Tenant(s) has vacated Premises and an inspection of Premises has been completed. This deposit will be treated as a Security Deposit under the provisions of Lease and applicable Virginia Law.

3. NONREFUNDABLE PET FEE. A nonrefundable fee in the amount of \$ _____ is required, which must be paid upon signing this Addendum.

4. TENANT RESPONSIBILITIES. Tenant(s) further agrees:

A. Tenant(s) will arrange for and pay the costs of having the premises defleaed and deticked by a professional exterminator acceptable to Landlord at the termination of occupancy. A paid receipt must be provided to Landlord before Pet Deposit is returned.

B. Tenant(s) will arrange for and pay the costs of having the existing carpeting in the premises cleaned and deodorized by a professional company acceptable to Landlord at the termination of occupancy. A paid receipt must be provided to Landlord before Pet Deposit is returned.

C. Tenant(s) will assume all liability and responsibility for any damage to the property caused by the pet(s) including, but not limited to, odors and damage to carpets, flooring,

screens, glass, and woodwork. Upon vacating Premises, Landlord will do an inspection of Premises and any damage attributable to pet(s) will be charged to Tenant(s) accordingly.

- D. Tenant(s) will remove or secure any pet(s) on the premises when property is on the market for sale or rent, or when repairs and/or inspections are scheduled.
 - E. Pet(s) must not interfere with the quiet enjoyment and convenience of neighbors. Tenant(s) will become familiar and comply with the laws, rules and regulations of all state, local, county or city authorities, homeowners and condominium associations.
 - F. Tenant(s) will ensure that the pet(s) will not bite, injure, or harm any individual or other animal, and will not disturb others or cause damage to Premises. If, in Landlord's opinion, the pet(s) have injured or disturbed others, or has damaged property, Landlord may provide Tenant(s) with written notice to remove pet(s) from Premises. Tenant(s) must permanently remove the offending pet(s) within five (5) days of receiving written notice, and failure to do so will constitute a violation of Lease, and may subject Tenant(s) to termination of Lease. Tenant(s) are responsible for any property damage, injury, or disturbances pet(s) may cause or inflict.
 - G. Tenant(s) is responsible for the immediate removal and proper disposal of pet waste on all portions of Premises, including without limitation common fenced areas in and around buildings.
 - H. Pet(s) will not be permitted upon the common areas of Premises unless they are carried or leashed, or unless in an animal playground, if any. Pet(s) may not be leashed to any stationary object on the common elements.
 - I. Pet(s) must be kept on a leash when walked or exercised. Leaving pet(s) unattended on a porch, patio, or anywhere outside Premises is strictly prohibited.
 - J. Tenant(s) will keep pet(s) properly licensed and inoculated as required by local and state law and must provide documentation to Landlord upon request. Pet(s) must display a tag with the contact information of the owner.
 - K. Except for the pet(s) described above, Tenant(s) will not keep any other animal or offspring of the pet(s) on or about Premises except as otherwise approved by Landlord in writing.
 - L. Commercial breeding of animals within Premises is prohibited.
 - M. No Tenant(s) will inflict or cause cruelty in connection with the pet(s) described above.
- 5. LIABILITY INSURANCE.** Pursuant to the terms of Rental Application, Tenant(s) must obtain property and liability insurance (Renter's Insurance). In addition, Tenant(s) must obtain liability insurance for all dogs subject to this Addendum.
- 6. REVOCATION.** Landlord reserves the right to revoke permission to keep the pet(s) and/or terminate Lease for violation of this Addendum.
- 7. MISCELLANEOUS.** All other terms and conditions of Lease remain in full force and effect. Failure of Tenant(s) to comply with any of the terms of this Addendum will constitute a default under Lease.

SIGNATURES:

_____/_____
Date Landlord

_____/_____
Date Tenant

_____/_____
Date Landlord

_____/_____
Date Tenant

_____/_____
Date Landlord

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Date Tenant

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