



PET ADDENDUM

In consideration of their mutual promises Management and Occupant of the Property at _____ agree as follows:

Occupant will be allowed to have the following pet(s) on the Property: (list name, breed, age and weight)

In consideration of the Management's allowing said pet(s), the Occupant hereby agrees as follows:

1. Occupant agrees to keep said pet(s) under control at all times and obey all city and county ordinances relating to the keeping of pets, as well as any and all condominium and/or subdivision rules which may apply.
2. Owner and Management are released of any liability for damages, injury or death caused by said pet (s).
3. Occupant agrees Management shall have the right to procure cleaning and deodorization at Occupant's expense and Occupant agrees that the resulting charges may be deducted from their security deposit.
4. Occupant agrees to be fully and financially responsible for any damage caused to the Property by the pet(s) and for any and all wear and tear resulting and agrees to fully compensate the Management for any and all such damage or additional wear and tear including but not limited to:
 - a) Cleaning up any droppings / feces deposited in yard by the pet(s).
 - b) Filling in any holes in the yard and re-sodding as necessary to restore the yard and lawn to original condition.
 - c) Replacing doors, screens, windows, or any other items scratched, torn, damaged or soiled by the pet(s).
 - d) Additional cleaning or replacement at the discretion of the Management of any carpeting that has been damaged, soiled or stained or which has an odor as a result of the pet(s).
 - e) Deodorizing and disinfecting any floor or wall or other surfaces which may be stained or have an odor as a result of the pet(s).
5. The said pet(s) are current on all shots and vaccinations, as applicable, and a copy of veterinary records establishing the same are attached.
6. An increase to the Security Deposit in the Amount of \$_____ has been paid. Occupant agrees additional funds paid are an "increase" to the deposit and NOT a pet deposit. This additional security deposit is not specifically held for pet related damages but is held for the performance of all aspects of the Rental Agreement including unpaid rents, late fees, charges and damage assessments.
7. **ADDENDUM SUPERSEDES RENTAL AGREEMENT.** In case of a conflict between the provisions of this Addendum and any other provisions of the Lease, the provisions of the Addendum shall govern. This Addendum is incorporated into the Rental Agreement executed or renewed on between Management and Occupant.

The undersigned Occupant(s) acknowledge(s) having read and understood and agreed to the foregoing.

Accepted this _____ day of _____, 20_____.

Occupant's Signature _____

Occupant's Signature _____

Occupant's Signature _____

Occupant's Signature _____

Agent for Owner,
Capital Property Management _____