

PET ADDENDUM TO RENTAL AGREEMENT

The Pet Addendum is an amendment to the lease dated _____ between Tenant and Delview Properties, LLC, covering the premises known as _____.

House or Apartment Address _____

Applicant's Name _____

Description of pet _____

A PHOTO OF PET MUST BE SUBMITTED WITH APPLICATION.

1. The pet owner must post a pet deposit with the landlord in the amount of **\$200.00**.
2. Pet owner to pay a non-refundable fee of **\$200.00**.
3. Tenant has read, understands and agrees to abide by Delview Pet Policy.
4. Tenant has granted permission by Delview Properties, LLC. To keep the pet specified under the following terms and conditions.
 - a. The pet will be allowed out of the apartment only under the complete control of a responsible human companion and will be on a hand held leash or in a pet carrier.
 - b. Any damage caused by the pet 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 cannot be removed, the Tenant agrees to pay the full expense of replacement of carpet, carpet pad and trim.
 - c. 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 premises.
 - d. Tenant will provide adequate and regular veterinary care of pet, and ample food and water. Pet will not be left unattended for any undue length of time. Tenant will diligently maintain cleanliness of litter pans, sleeping and feeding areas.
 - e. It is further agreed and understood that Landlord may enter Tenant's apartment if there is reasonable cause to believe an emergency exists with respect to said pet 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.
 - f. Tenant agrees to indemnify, hold harmless and defend Landlord or Landlord's agents against all liability, judgments, expense (including attorneys fees), or claims by third parties for any injury to a person or damage to property of any kind whatsoever caused by the Tenants pet.
 - g. If said pet causes a disturbance to other residents' right to quiet enjoyment of their apartment, 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. Two complaints being sufficient to revoke this agreement.
 - h. Immediately dispose of pet droppings.
5. Any of the foregoing notwithstanding, Landlord reserves the right to revoke this agreement, for cause, and if so revoked, Tenant agrees to immediately to put pet out for board for the balance of lease.
6. This agreement pertains only to pet whose picture is attached.

Tenant

Landlord

Date

Date