

# GORMAN REAL ESTATE PET POLICIES ADDENDUM

This Addendum is hereby incorporated into the Lease Agreement dated \_\_\_\_\_ in which \_\_\_\_\_ is referred to as Tenant, and \_\_\_\_\_ is referred to as Landlord, pertaining to the real property commonly known as \_\_\_\_\_.

**CIRCUMSTANCES OF ADDENDUM:** Tenant desires to keep on or in the Premises the following described pet or pets (hereinafter "Pet" or "Pets"): \_\_\_\_\_. Landlord consents to such Pets on or in the Premises, subject to the terms and conditions of this Pet Policies Addendum.

## TERMS:

1. Tenant agrees to comply with all applicable regulations, ordinances and laws governing pets or domestic animals.
2. Tenant agrees to maintain in good standing any license required for such Pets.
3. Tenant agrees to keep the Pets in good health and obtain any and all vaccinations, including rabies vaccinations, as may be prudently recommended in accordance with the standards of veterinary care for such type of pet. Tenant shall use on the Pets a flea collar or flea and tick preventative medications to minimize risk of infestation of the Premises.
4. Tenant shall maintain and timely and regularly clean an appropriate size covered litter box, and shall take such other additional action as may be prudent in order to prevent odors from being absorbed into the carpet or other furnishings and the environment of the Premises. All used litter shall be placed in sealed bags or containers and disposed of with routine garbage service; used litter shall not be disposed of by flushing down the toilet or scattering or placing it anywhere on the premises or grounds. No litter box shall be placed on any carpeted surface of the Premises unless the carpet is protected by a rug or other covering which extends not less than 18 inches beyond the edges of the litter box.
5. Tenant shall not feed the Pets on any carpeted surface of the Premises.
6. The Tenant agrees that bird(s), rabbit(s), rodent(s), reptile(s) and any other animal(s) normally caged shall not be let out of the cage to roam the premises and that the area around the cage be protected with a dropcloth. Cage(s) shall be cleaned regularly to prevent odor from permeating the premises.
7. Tenant shall not permit the Pets to cause any damage to the property of, or to annoy or be a nuisance in any way to, any neighbor.
8. Tenant shall promptly clean up any "mess" made by the Pets, including any soiling by urine, feces, or regurgitation. This includes daily cleanup of the exterior grounds. Tenant shall routinely inspect the Premises to minimize risk of damage to the flooring, floor coverings, or any finishes in the Premises. Tenant shall use diligent and best efforts to deter the Pets from "sharpening claws" on the carpet. Any damage to or staining of the carpet or other floor coverings shall be repaired, cleaned or, if necessary, replaced at the expense of Tenant.
9. In the event that Landlord or any contractor or maintenance or service personnel need access to the Premises, the Pets will be confined in an appropriate manner or removed from the Premises.
10. Tenant shall be liable to Landlord for any and all damages or expenses incurred or suffered by Landlord arising out of or related to the Pets, including, without limitation, damage to any drapery and carpeting.

11. Tenant acknowledges that persons who become or desire to become subsequent tenants or occupants of the Premises may be allergic or sensitive to animal hair or dander, animal feces, or flea bites, or may be sensitive to animal or pet odors, or may be susceptible to animal or pet borne diseases or conditions, and that Tenant shall be required in any event to undertake and pay for professional third-party services to clean, remove animal hair, de-odorize, and de-flea the Premises at termination of the tenancy. Landlord shall arrange for de-fleaing of premises and its cost will be deducted from Tenant's deposit.

12. If Tenant has a dog or dogs, Tenant shall obtain a Renter's Insurance policy that specifically includes dog-related issues, with a liability limit of no less than \$300,000, naming Gorman Real Estate and Owner as Additional Insured on the policy.

13. This agreement is an Addendum to the Rental Agreement between Landlord and Tenant, and becomes part of the terms and provisions thereof. Any violation of the terms of this addendum constitutes a violation of the terms of the lease.

Landlord: \_\_\_\_\_

By: Gorman Real Estate, as Agent for Landlord,

By: \_\_\_\_\_ Dated \_\_\_\_\_  
Stephen M. Gorman

Tenant \_\_\_\_\_ Dated \_\_\_\_\_

Tenant \_\_\_\_\_ Dated \_\_\_\_\_

Copyright © 2012 Gorman Real Estate