

MCRRA Pet Addendum

This addendum is a part of the Lease Agreement dated: _____.

Between (Landlord): _____.

And (Resident/s): _____.

For the property located at _____
_____.

Landlord/Manager agrees to permit the following animal(s), and no others, to dwell on the premises subject to the terms listed below:

<u>Name Of Animal</u>	<u>Breed</u>	<u>Pounds</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

All breeds and types of animals must first be pre-approved by Landlord. In the event that breed or type of animal should change after approval Landlord MUST be notified for re-approval before the pet addendum is signed. Upon approval, residents shall be responsible to ensure that the animal does not create a nuisance, disturbance, or health or safety hazard to other residents/neighbors. In the event that an animal is required as an accommodation for a Resident with a documented disability as defined by applicable law, the Resident shall be responsible to ensure that the animal does not create a nuisance, disturbance, health or safety hazard to other residents and or neighbors. Feeding or harboring stray animals constitutes having a pet and is not allowed. Failure to comply with

Montgomery County Residential Rental Association, Inc. Pet Addendum is for the exclusive use and benefit of current members only. Any other use or production is prohibited.

Tenant Initials _____
Landlord Initials _____
Date _____

these rules shall constitute a default of the lease resulting in possible eviction of Resident. Payment of pet fee by resident does not relieve the resident from responsibility of any damage done to the premises by animal. If Landlord verifies Resident has a pet after initialing the no pet clause, Resident will pay a \$600.00 pet penalty. _____ (Residents initials)

Residents agree to properly care for the animal at all times by providing adequate shelter, food, water, and grooming, adhere to all local laws and ordinances, and keep it current on all vaccinations and flea treatments. Residents shall not allow the animal to cause any damage or pest infestation. Residents will perform regular housekeeping duties, including sweeping and vacuuming, clean up all waste, and assume all responsibility and cost for any damages, cleaning, replacements or any other expenses to the property which are a result of the animal. Residents agree to remedy any complaints from owner, other residents, or neighbors regarding the animal immediately, and to return the premises undamaged and in clean condition, free of odors or pests, at the end of their tenancy, and if not, to pay for restoring the property to its original condition. **This pet fee does not cover damages caused by pet(s).**

Residents understand they are solely responsible and liable for the behavior and actions of the animal. At the Landlord’s request, the Resident agrees to remove the animal permanently from the premises should the animal become a threat or a nuisance. This agreement refers to only the animal(s) listed above. No other animals may be added or substituted except with written agreement as specified in this addendum.

Residents agrees to (Check Below Scenarios That Apply):

_____ Pay the Landlord/Manager a one-time nonrefundable fee upon the execution of this agreement in the amount of \$_____, and/or,

Tenant Initials _____
Landlord Initials _____
Date _____

_____ Pay an additional monthly rent payment upon the execution of the agreement in the amount of \$_____ which shall be paid in the same manner as rent according to the Lease Agreement, and/or,

_____ Pay an additional security deposit in the amount of \$_____, which shall be refunded under the terms of the Lease Agreement at the termination of tenancy, provided all terms of this agreement are met.

Landlord reserves the right to cancel this agreement at his/her sole discretion. Cancellation of this agreement shall in no way nullify the Lease Agreement.

Resident Signature: _____ Date: _____

Resident Signature: _____ Date: _____

Landlord Signature: _____ Date: _____

Note: Attach To Lease

Montgomery County Residential Rental Association, Inc. Pet Addendum is for the exclusive use and benefit of current members only. Any other use or production is prohibited.

Tenant Initials _____
Landlord Initials _____
Date _____