

Pet Addendum

THIS ADDENDUM is hereby attached to and made a part of the Rental Lease/Agreement dated _____ by and between _____, the Owner/Agent/Landlord/Lessor, and _____, the Occupant/Tenant/Lessee/Resident, for the premises located at _____

Upon signing this agreement, the resident agrees to the following terms and conditions.

1. To deposit a refundable pet deposit in the amount of \$400 for one pet or \$600 for two pets which shall be held as faithful performance of this pet agreement and will be completely released if maintained as agreed.
2. To remit a non-refundable cleaning/disinfecting fee of \$150 for a one bedroom or \$250 for two or more bedrooms.
3. To obtain a general liability policy (renter's insurance) which includes coverage for such pet(s) and adheres to the following guidelines:
 1. Names the property owner as an Additional Insured.
 2. Names Robert Massey Company as an Additional Interest
 3. Has a minimum of \$100,000.00 per incident.
 4. Will be provided to the owner/agent prior to signing the lease.
4. To provide management with a photograph of the animal, current license/registration, and documentation from a veterinarian that all necessary shots are current, and the animal does not display a tendency to be aggressive or harmful. Resident is responsible for providing updated records annually.
5. To keep the animal under control at all times. Animal will not threaten or show aggression toward anyone and are not to cause annoyance or discomfort to others. Resident agrees to immediately remedy any complaints concerning the animal.
6. To accept responsibility for the entire amount of any and all damage caused by the animal, including pest control/flea infestation, as well as the entire amount of any injury to individuals.
7. To leash animal when outside the resident's unit and will not leave animal(s) alone inside the unit for unreasonable amounts of time.
8. To immediately and properly dispose of all animal waste.
9. To prevent the animal from relieving themselves in common areas and walkways that would interfere with the enjoyment of the area by other residents or cause damage to property and/or landscaping.
10. To properly store animal food at all times. Specifically, not leaving food outside where it may draw other animals, insects, and/or rodents.
11. To hold Owner/Agent harmless from all liability/responsibility for the injury, harm, or death of the animal, and agrees to hold Owner/Agent harmless for any damages suffered as a result of any harm caused on or by the animal upon another person, guest or employee including physical damages to property.
12. When maintenance technicians, inspectors, or other employees/vendors need to enter the home, it is important to maintain separation of the animal(s) from the technician for the safety of both.

There are several options for maintaining this separation:

 1. The resident or someone 18 years or older may be home to handle the animal(s). If there is not someone 18 years or older present, the technician will NOT enter the home and the resident will be sub billed for the visit.
 2. The animal(s) may be crated or secured in a room, garage, basement, etc. where the technician will not need to enter.
 3. The animal(s) may visit a friend or go to a sitter.

If we arrive and the pet/animal is not contained in a room/crate but is roaming free within the home we will not enter, and you could be responsible for a service run fee for us to return.

We appreciate your assistance with keeping both your animals and our technicians safe.

The permission granted herein shall be limited to only an animal named _____ and described as follows:

Type of Animal: _____ Breed: _____

Color: _____ Full-grown weight and height: _____

Age: _____ Sex: _____ Altered: YES or NO

Should the resident fail to comply with any part of this agreement, the Owner/Agent reserves the right to revoke permission to keep the animal. In such an event, the resident agrees to permanently remove the animal from the premises within 48 hours after receiving written notice from the Owner/Agent; failure to comply with same shall be grounds for immediate termination of the Rental Agreement.

I accept financial responsibility for the entire amount of any damage or injury to persons or property that may occur because of my animal. I understand that violations of any of these rules may be grounds for removal of my animal and/or termination of my tenancy.