



Pet Addendum/Agreement.

THIS AGREEMENT is attached to and made a part of the Lease dated [**Date of lease offer**], by and between ANNAPOLIS PROPERTY SERVICES LLC (“Agent”), a Maryland limited liability company and Agent for _____ Landlord”); and _____, (“Tenant(s)”) _____

For the Property located at: _____

Tenant desires to keep a certain pet described below on the Property and the Lease Agreement specifically prohibits allowing pets on the Property. The Lease Agreement is hereby amended by this Pet Addendum to grant such permission to the Tenant. In exchange for this permission, the Tenant agrees as follows:

1. An animal security deposit of \$_____ will be charged. When combined with the security deposit for the premises, the total deposit will not exceed the equivalent of two (2) months’ rent. This Addendum will constitute your receipt for the animal security deposit. The animal security deposit may be applied to any damages to your apartment, and the application of the animal security deposit is in no way limited solely to damages caused by the animal(s) identified in this Addendum. The animal security deposit may be applied to all charges set forth in Paragraph 9(c) of your Lease Agreement. Moreover, the security deposit set forth in Paragraph 9(c) of your Lease Agreement may be applied to any and all damages identified in or related to the animal(s) identified in this Addendum.
2. To keep the pet from causing any annoyance or discomfort to others and to immediately remedy any complaints concerning the pet.
3. To keep the pet from damaging any property belonging to the Agent/Landlord or others.
4. To immediately pay for any injury, damage, loss, or expense caused by the pet, (In this regard, it is expressly understood that at no time shall the Tenant apply any part of the Pet Deposit towards such amounts due, but rather, the Tenant shall make restitution immediately and separately from the Pet Deposit. It is further understood that such restitution shall be made over and above any rent or sums paid in accordance with Item #1 of this Pet Addendum.)
5. To keep the pet under control at all times.
6. To keep the pet restrained, but not tethered, when it is outside of the dwelling.
7. To hold the Agent/Landlord harmless from all liability arising from the Tenant's ownership or keeping of the pet, including but not limited to any liability resulting from the Agent/Landlord turning said pet over to local pet policing authorities should the pet be found unsupervised or running at large.
8. To dispose of the pet's droppings or waste properly and promptly.
9. To provide to the Agent/Landlord a picture of the herein referenced pet.
10. To assure that pet will wear the appropriate local animal license, and/or a valid rabies tag and tag bearing the owners name and phone number. All licenses and tags must be kept current.
11. Tenant agrees to control flea infestation and will exterminate if necessary, and upon demand, in any and all areas affected with the full cost of treatment to be paid by Tenant.
12. Tenant agrees that Agent/Landlord will not be responsible for the injury, harm, or death of the animal, and agrees to hold Agent/Landlord harmless for any damages suffered as a result of any harm caused to the animal or by the animal upon another person, guest or agent. Tenant shall be responsible for the entire amount of all damages caused by the pet as well as the entire amount of any injury to individuals or property. Tenant is encouraged to obtain a Pet Liability Policy that can be added as a rider to most renter insurance policies.
13. To pay the cost of having the carpets professionally cleaned at the end of the Lease.
14. To assure the pet shall not create any conflict or disturbance with others and will not threaten any physical harm to anyone.



15. To comply with all applicable laws, ordinances, common interest community restrictions, property declarations, owners' association rules or regulations regarding any pet.
16. To remove or confine any pet at any time the pet is likely to interfere with or prohibit the Owner or other authorized persons with access to the Premises as permitted by the Lease.
17. To immediately disclose to the Owner or Agent (before and after execution of this agreement) whether any pet described herein has ever bitten or injured another person or otherwise has a predisposition to bite or injure someone.
18. In an emergency involving an accident or injury to your animal, we have the right, but not a duty, to take the animal to any licensed veterinarian or humane society. You shall be liable for any charges or expenses associated with treatment to your animal.
19. You must immediately and permanently remove the animal from the premises if we receive a reasonable complaint from a neighbor or other resident or if we, in our sole discretion, determine that the animal has disturbed neighbors or other residents.
20. Although you may keep on the premises, until the expiration of the Lease, the animal that is described below, and Agent/Landlord may terminate this authorization sooner if your right of occupancy is lawfully terminated or if in our judgment you, your animal, your guests, or any occupant violates any of the rules contained in this Addendum or in the Lease.

Should the Tenant fail to comply with any part of this Pet Agreement or should the Agent/Landlord in his sole discretion determine that the pet poses an unreasonable threat to other persons or property, the Agent/Landlord reserves the right to revoke permission to keep the pet. In such event, the Tenant agrees to permanently remove the pet from the Property within 48 hours of receiving written notice thereof from the Agent/Landlord. Failure to comply with said notice shall be deemed a breach and grounds for immediate termination of the Lease Agreement.

I ACCEPT FINANCIAL RESPONSIBILITY FOR THE ENTIRE AMOUNT OF ANY DAMAGES OR INJURY TO PERSONS OR PROPERTY THAT MAY OCCUR BECAUSE OF MY PET. I UNDERSTAND THAT VIOLATIONS OF ANY OF THESE RULES MAY BE GROUNDS FOR REMOVAL OF MY PET AND/OR TERMINATION OF MY TENANCY.

Pet One

The permission granted in this Pet Addendum shall be limited to a certain pet named: _____ and described as follows:

Type of Pet: _____ Breed: _____ Color: _____

Full-grown Weight: _____ lbs. Full-grown Height: _____

Age: _____ Sex: _____ Neutered: Yes () No () Declawed: Yes () No ()

Pet Two

The permission granted in this Pet Addendum shall be limited to a certain pet named: _____ and described as follows:

Type of Pet: _____ Breed: _____ Color: _____

Full-grown Weight: _____ lbs. Full-grown Height: _____

Age: _____ Sex: _____ Neutered: Yes () No () Declawed: Yes () No ()



THIS AGREEMENT is made on this **[Date of Addendum]**

AGENT/LANDLORD:
Annapolis Property Services LLC, a Maryland
Limited Liability Company, as Agent for Landlord.

By: Peter Cook, Managing Member

TENANT(S):

Name: _____

Email: _____

Phone: _____

Name: _____

Email: _____

Phone: _____

Name: _____

Email: _____

Phone: _____

Name: _____

Email: _____

Phone: _____