



--

**PET ADDENDUM**

**Resident:**  
**Address:**

Description of pet(s): (picture of pet must accompany this addendum)

Type	Size/Weight	Color	License #	Name

Other than any pet listed above and approved by the owner, no other animals of any kind are permitted on the rental premises (even on a short-term or temporary basis), including dogs, cats, birds, fish, reptiles, or any other animals. The Owner grants to Resident permission to keep the aforementioned pet in the premises subject to the following terms and conditions, and this becomes part of the rental agreement.

**PET RENT**

Tenants agree to pay a monthly rent of \$ Zero per month for the pet(s) to be maintained on the building premises. The rent is due and payable, in advance, on the first day of the month. The rental term is the same as the period indicated on the lease agreement, to which this agreement is an addendum.

All the provisions of the lease agreement between the Management and the Tenants, to which this agreement is an addendum, shall apply. This includes, but is not limited to, rent payment procedures, form of payment, late rent fees and returned check fees.

**PRORATION** - This rent shall be applicable for any pet residing on the premises as of the first day of the month. If the pet is a resident on the first day of the month, the rent is applicable for the whole month. There shall be no pro-rate rent applicable for any part of a month the pet does not reside on the building premises.

**PET LEAVES PREMISES** - If the pet(s) vacates the building premises, the pet agreement can be modified to reduce the pet rent. This modification, in no way, affects any other portion of the lease agreement nor does it cancel the original lease agreement to which this is an addendum.

**NEW PET** - If a new pet(s) resides at the building premises, the pet agreement can be modified to increase the pet rent. This modification, in no way, affects any other portion of the lease agreement nor does it cancel the original lease agreement to which this is an addendum.

**NON REFUNDABLE PET FEE**

**AMOUNT** - Tenants shall pay the Management upon execution of this agreement a **non-refundable pet fee** in the amount of \$ \_\_\_\_\_ to secure Tenant's obligation under this agreement.

**LAST MONTH RENT** - Tenants shall not have the right to apply their security deposit in payment of the last month's rent.

**CHARGES AGAINST SECURITY DEPOSIT** - The Tenants agree that upon vacating the apartment, the cost of fumigating the apartment, at current market rate costs, will be deducted from the security deposit.

All the provisions of the lease agreement between the Management and the Tenants, to which this agreement is an addendum, shall apply.

The Tenants agree to pay Management for any damages or costs caused by the pet in excess of the security deposit.

**PET POLICIES**

**LICENSING** - The Tenants agree to provide the pet with a clearly visible identification tag and collar and agree to comply with local health and safety code regulations and ordinances including leash and licensing requirements.

**PET CONTROL** - The Tenants agree to keep their pet under control at all times and to keep the pet quiet at all times. Under no circumstances is the pet allowed to roam unattended in the common areas. All dogs must be kept on a leash and walked away from the building premises. The Tenants agree not to leave their pet unattended for any unreasonable period of time. If the Tenant is to be away from the dwelling for more than twenty-four (24) hours, arrangements must be made for the care of the pet. The Resident Manager must be notified of any pets that will be unattended for more than twenty-four (24) hours. The Tenants understand that pets left unattended would be considered an emergency and should be reported to the Marin County Animal Services or other appropriate authority for removal from the building premises at Tenant's expense. The Management accepts no responsibility for any pet so removed.

**PET SANITATION** - The Tenants agree that all animal waste or litter from litter boxes or cages is to be picked up and disposed of in a

sealed plastic bag and placed in the trash bin. The Tenants agree to use a "Pooper Scooper" to clean up behind their pet while walking the pet on the common grounds of the building and to clean up behind the pet if it tracks mud or dirt through the lobby, elevators or hallways. The Tenants agree to provide adequate care for the animal including current inoculations as required or necessary. The Tenants agree to keep litter boxes away from decks, patios, or intake vents.

**PET PROBLEMS** - The Tenants agree to keep the pet from being unnecessarily noisy or aggressive and causing any annoyance, discomfort or nuisance to other Tenants. Please note, any complaints made through the Resident Manager will be remedied immediately. The Tenants agree that pets that continually disturb the peace and quiet of the neighbor Tenants through noise (barking, whining, et cetera), smell, animal waste, biting, scratching or other nuisance must be removed from the building premises. The Tenants also agree that upon written notice from the Management, the Tenants will remove the pet from the building premises within thirty (30) days.

**EXTRA CHARGES**

**CLEANING** - Tenants agree to pay the normal market value cost for cleaning the common areas because of a Tenant's pet. This includes disposal of waste, cleaning up tracked mud, digging in the garden areas, et cetera.

**DAMAGES** - Tenants agree to pay for all damages caused by the pet to any of the common ground areas (Example: destroyed screens, dug up plants, scratched walls, etc.)

**FUMIGATION** - Tenants agree to pay for the cost of fumigating the apartment if a flea or insect infestation occurs. And the Tenants may also be financially responsible for any flea or other insect infestation that affects adjacent dwelling units as a result of the Tenant's pet. The decision to fumigate will be at the sole discretion of Management.

**PAYMENT** - The above charges will be billed to the Tenants after services or repairs are completed. If the charges are not paid within thirty (30) days, they will be deducted from the security deposit.

**MISCELLANEOUS PROVISIONS**

**REPRESENTATIONS** - The Tenants represent the pet is quiet and housebroken and will not cause any damage or annoy other Tenants.

**PET REVOCATION** - The Tenants agree that Management may revoke permission to keep said pet on the building premises. Upon thirty (30) days written notice from Management, the Tenants agree to remove the pet(s) or vacate the apartment.

**INDEMNIFICATION** - The Tenants agree to indemnify, defend and hold Management harmless from and against any and all claims, actions, suits, judgments and demands brought by any other party on account of or in connection with any activity of or damage caused by the Tenant's pet.

Resident(s): \_\_\_\_\_ Date: \_\_\_\_\_

Owner/Manager: \_\_\_\_\_ Date: \_\_\_\_\_  
FS Houses, Representative

Resident(s): \_\_\_\_\_ Date: \_\_\_\_\_

Co-signer: \_\_\_\_\_ Date: \_\_\_\_\_