

Pet Addendum

Leased property: _____

Date of agreement: _____

Tenant: _____

Allowance of pet(s)

Owner agrees that the pet(s) described in paragraph 9 of this Addendum may be permitted on the Property. Tenant may not have any other pet(s) on any part of the Property without Owner's written permission. Service animals are not pets.

Location of Pet(s)

Pet(s) are to be kept inside the Property at all times, except when on a leash or otherwise restrained by and under the full control of the Tenant.

Tenant's duties

Tenant will clean up after the pet(s) in any area of the Property, including common areas.

Loss or damage

Tenant is responsible for any loss or damage caused by the pet(s). Tenant agrees that the Owner bears no responsibility for any damage, injury or nuisance caused by the pet(s).

Removal of pet(s)

If the Owner determined that the pet(s) is annoying, bothersome, or in any way a nuisance to others, the Landlord will notify the Tenant in writing and the Tenant will remove the pet(s) immediately from the Property. All other terms and conditions of the Lease will remain in full force and effect. Tenant's failure to remove the pet(s) from the Property is a breach of the Lease, and the Landlord will have all remedies as stated in the Lease.

Additional fees/charges

Tenant will pay \$_____ as a non-refundable Pet Fee in addition to other fees required by the Lease.

Tenant will pay \$_____ as a monthly Additional Rent in addition to other fees required by the Lease.

Dangerous dogs

Pennsylvania law makes it a summary offense for harboring a "dangerous dog". Under no circumstances is a "dangerous dog" permitted on the Property. A dog is considered dangerous under 3 P.S. 459-502A where:

1. The dog has done one or more of the following:
 - a. Inflicted severe injury on a human being without provocation on public or private property.
 - b. Killed or inflicted severe injury on a domestic animal without provocation while off his owner's property.

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- c. Attached a human being without provocation.
- d. Been used in a commission of a crime.
- 2. The dog has either or both of the following :
 - a. A history of attacking human beings and/or domestic animals without provocation.
 - b. A propensity to attack human beings and/or domestic animals without provocation. A propensity to attack may be proven by a single incident of the conduct as described above.

Unpermitted breeds

Due to restrictions by our insurance, the following breeds are not permitted: Akita, German Shepard, Husky, Doberman, Rottweiler, Pit bull, Wolf dog, Chow.

Description of pet(s)

- 1. Total number of pet(s): _____
- 2. Type of animal _____ Breed _____
Name _____ Age _____ Weight _____ Color _____
License number (if applicable) _____
Spayed/neutered (Y/N) _____ Declawed (Y/N) _____
- 3. Type of animal _____ Breed _____
Name _____ Age _____ Weight _____ Color _____
License number (if applicable) _____
Spayed/neutered (Y/N) _____ Declawed (Y/N) _____
- 4. Type of animal _____ Breed _____
Name _____ Age _____ Weight _____ Color _____
License number (if applicable) _____
Spayed/neutered (Y/N) _____ Declawed (Y/N) _____

Other information:

All other terms and conditions of the Lease remain unchanged and in full force and effect.

Tenant and Owner have read and understand this Addendum

Signatures

_____, Tenant

_____, Owner