



Pet Addendum

1 **Name of Tenant:** _____

2 **Address of Premises:** _____

3

4 For and in consideration of the fees set forth below and other good and valuable consideration, the
5 receipt and sufficiency of which is hereby acknowledged, Landlord agrees to waive the animal and pet
6 restrictions of the Lease, provided that Tenant agrees to and meets the following terms and conditions.

7 This Addendum is executed in connection with and made part of that certain Residential Lease entered
8 into between the parties hereto with respect to the Premises described therein and above (the "Lease").

9 Except as expressly modified by this Addendum, all other terms and conditions of the Lease shall remain
10 unchanged and in full force and effect. To the extent the terms and provisions of the Lease and this
11 Addendum conflict, the terms and provisions of this Addendum shall prevail. The use of any capitalized
12 terms not otherwise defined herein shall have the same meaning as set forth in the Lease.

13

14 1. **PET IDENTITY.** Only the animal(s) listed and described below (collectively, the "Pet") is authorized
15 under this agreement. Additional animals must be approved by Landlord in writing in advance of
16 entry upon the Premises.

<u>Permitted Animal Type/Breed</u>	<u>Color</u>	<u>Name</u>	<u>Age</u>	<u>Height</u>	<u>Weight</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

17

18 2. **TENANT LIABILITY.** Tenant is responsible to ensure that the Pet will not cause danger, damage,
19 nuisance, noise or health hazard. Tenant agrees to clean up after the Pet and agrees to accept full
20 responsibility and liability for any damage, injury or actions arising from or caused by the Pet to the
21 Premises, grounds, common areas, walks, parking areas, landscaping or gardens.

22

23 3. **REGISTRATION/IMMUNIZATION.** Tenant agrees to register and immunize the Pet in accordance
24 with all applicable laws and requirements.

25

26 4. **PET TRAINING AND HISTORY.** Tenant warrants that the Pet is housebroken. Tenant warrants that
27 Pet has no history of causing physical harm to persons or property, such as biting, scratching,
28 chewing, etc. and further warrants that the animal has no vicious history or tendencies.

29

- 30 5. **MISCELLANEOUS REGULATIONS.** Tenant agrees to observe the following regulations:
- 31 a. Dogs and cats must be controlled at all times and must be kept on a short leash while in
32 common areas or on the grounds. Barking dogs will not be tolerated if it is a nuisance to
33 others.
 - 34 b. Proper disposal of cat litter (securely bagged) will be done on a frequent basis. Odors arising
35 from cat litter will not be tolerated.
 - 36 c. Birds will be properly caged. Seeds and droppings will be shielded or caught to prevent
37 accumulation and/or damage to carpeting/floors.
 - 38 d. Fish aquariums will not leak and will be cleaned regularly to prevent foul water and/or odors.

39

44 6. **VIOLATIONS.** If any term or condition herein is breached or violated, Landlord shall have the right to
45 require Tenant to immediately remove the Pet from the Premises. Cancellation of Landlord's
46 permission granted pursuant to this Addendum will not constitute a waiver of Tenant's responsibility
47 for any damages or any other right or remedy of Landlord under the Lease.
48

49 7. **OTHER TERMS.** _____
50 _____
51 _____
52 _____

53
54 8. **FEES.**
55 Pet Deposit \$ _____
56 Non-refundable "Pet Charge" \$ _____
57 Check applicable box to indicate if the Pet Charge is a:
58 One-time (1x) fee; or
59 a monthly fee.
60 Total amount due upon signing \$0.00 _____
61

62 Upon execution of this Addendum, Tenant shall deliver the sum(s) set forth above (if any) as the "Pet
63 Deposit" and/or the "Pet Charge." The "**Pet Deposit**" shall be held by (check one) Landlord or
64 Landlord's property manager, for the Term, as separate and independent security for Tenant's
65 performance of its obligations as specified in this Addendum with respect to the Pet. Landlord may
66 withhold from the Pet Deposit such amounts as are reasonably necessary to repair and restore any
67 damage caused by Pet to the Premises, to compensate Landlord for any claims or damages sustained
68 as a result of Tenant's failure to perform its obligations specified herein, and as may otherwise be
69 permitted by applicable law. Within thirty (30) days after termination of the Lease, Landlord shall either
70 return the full amount of the Pet Deposit or furnish to Tenant a written itemized list of the damages for
71 which the Pet Deposit or any portion thereof is withheld (along with the balance thereof, if any). Refund
72 may be made by one check, jointly payable to all known persons and entities constituting the Tenant.
73 Such refund check and any itemization of damages may be mailed to one Tenant only. The Pet Deposit
74 does not constitute liquidated damages and nothing herein shall limit Landlord's right to recover actual
75 damages in excess thereof, or permit Tenant to apply any portion thereof in lieu of payment of any Rent
76 due under the Lease. The Pet Deposit may be held in an interest bearing account. Any interest earned
77 shall be paid to Landlord (or its property manager if and as so designated from time to time). If Landlord
78 conveys its interest under this Lease, the Pet Deposit may be turned over to Landlord's grantees or
79 assigns. In such case, Tenant hereby releases Landlord from any liability and shall look solely to such
80 grantee or assign with respect to the Pet Deposit.
81

82 The "**Pet Charge**" (if any) is a non-refundable fee and shall be kept and retained by Landlord in all
83 circumstances.
84

85 **IF YOU ARE DISABLED AND HAVE A "SERVICE ANIMAL", YOU HAVE THE RIGHT TO POSSESS**
86 **SUCH ANIMAL WITHOUT THE PAYMENT OF ANY FEE. YOU ARE, HOWEVER, STILL**
87 **RESPONSIBLE FOR ANY DAMAGE OR CLEANING ARISING FROM THE ANIMAL'S PRESENCE ON**
88 **THE PREMISES. IF YOU CLAIM SUCH DISABILITY, LANDLORD HAS THE RIGHT TO REQUEST**
89 **VERIFICATION FROM A HEALTH CARE PROVIDER.**

90 **TENANT:**

91 _____
 92 Tenant _____ Date _____
 93 Print Name: _____
 94 _____
 95 Notice Address: _____
 96 _____
 97 Phone: _____
 98 _____
 99 E-mail: _____
 100 _____
 101 Fax: _____
 102 Cell Phone: _____

 Tenant _____ Date _____
 Print Name: _____

 Tenant _____ Date _____
 Print Name: _____

 Tenant _____ Date _____
 Print Name: _____

LANDLORD:

103 *(Sign here if Landlord is to sign this Lease and*
 104 *and receive the Security Deposit and all Rent and*
 105 *Notices in Landlord's Name)*

106 _____
 107 Landlord _____ Date _____
 108 _____
 109 Print Name: _____
 110 Address: _____
 111 _____
 112 Phone: _____
 113 E-mail: _____
 114 Fax: _____
 115 Cell Phone: _____
 116 Date: _____

PROPERTY MANAGER:

(Sign here if Property Manager is to sign this Lease
receive the Security Deposit and all Rent and Notices
on behalf of Landlord)

Property Manager's Firm Name
 (as authorized agent of Landlord)
 By: _____
 Print Name: _____
 Title: _____
 Address: _____

 Phone: _____
 E-mail: _____

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