

PET ADDENDUM TO RENTAL AGREEMENT

This Addendum entered into this date _____, by and between
Owner, _____ and
Resident(s), _____
in consideration of their mutual promises, agree as follows:

1. Resident(s) is renting from Owner the Premises located at: _____
City: _____, CA Zip Code: _____
2. The Rental Agreement provides that without Owner's prior written consent, no pets shall be allowed in or about said Premises.
3. Resident(s) desires to keep the below described pet hereinafter referred to as "Pet". (attach separate sheet if needed)
BREED: _____ NAME: _____
WEIGHT: _____ AGE: _____ HEIGHT: _____
4. This Addendum is part of the Rental Agreement between Owner and Resident(s). In the event of default by Resident(s) of any of the above terms, Resident(s) agrees, within three days after receiving written notice of default from Owner, to cure the default or vacate the Premises. Resident(s) agrees Owner may revoke permission to keep said Pet on the Premises by giving Resident(s) written thirty (30) days notice.
5. Except for animals as governed by California Civil Code Section 54.1 and 54.2, as a special security deposit, Resident(s) agrees to pay Owner the sum of \$_____ (receipt of which is hereby acknowledged). Owner may use therefrom such amount as is reasonably necessary to take care of any damages or cleaning caused by or in connection with or necessary capture of said Pet. At the termination of this Addendum, any balance shall be added to the Rental Agreement security deposit, and disbursed thereafter as required by law. Resident(s) agrees to pay Owner for any excess damages or costs on demand. (Total of all deposits shall not exceed 2 months rent for unfurnished units nor three months rent for furnished units.)
6. Resident(s) agrees to comply with (a) Health and Safety Code, and (b) All other applicable governmental laws and regulations.
7. Resident(s) represents that the Pet or Pets are quiet and "housebroken" and will not cause any damage or annoy other residents.
8. Resident(s) agrees that the Pet will not be permitted outside the Resident's unit, unless restrained by a leash. Use of the grounds or Premises of Owner for sanitary purposes is prohibited.
9. If the Pet is a cat, Resident(s) must provide and maintain an appropriate litter box.
10. If a bird, the bird shall not be let out of the cage.
11. If fish, the water container shall not be over _____ gallons and be placed in a safe location in the rental unit.
12. No Pet shall be fed on unprotected carpeting within the rental unit. Resident(s) shall prevent any fleas or other infestation of the rental unit or other property of Owner and reimburse owner any necessary remediation efforts.
13. Resident(s) shall not permit the pet to cause any damage, discomfort, annoyance, nuisance or in any way to inconvenience, or cause complaints, from any other Resident(s). Any "mess" created within the unit or common area by the Pet shall immediately be cleaned up by Resident(s).
14. Resident(s) shall be liable to Owner for all damages or expenses incurred by or in connection with said Pet, and shall hold Owner harmless for any and all damages or costs in connection with said Pet and shall hold Owner harmless for same.

Owner/Agent	Date	Resident	Date
Resident	Date	Resident	Date
Resident	Date	Resident	Date



Your use of any of these forms constitutes your representation that you have counseled with your personal attorney before using the form, and in using the form you are relying on your attorney's counsel and your own investigation, and not on any express or implied representation by SBRPA or any of its officers, directors, employees, or representatives.

Form ADD-010
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