

1 **PET ADDENDUM TO RESIDENTIAL LEASE**

PAL

2 This form recommended and approved for, but not restricted to use by, members of the Pennsylvania Association of REALTORS® (PAR).

3 **PROPERTY**

4 **LANDLORD**

5 **TENANT(S)**

6 **DATE OF LEASE** _____

7 **1. ALLOWANCE OF PET(S)** Landlord agrees that the pet(s) described in Paragraph 7 may be permitted on the Property. Tenant
8 may not have any other pet(s) on any part of the Property without Landlord's written permission.

9 **2. LOCATION OF PET(S)** Pet(s) will be kept inside the Property at all times, except when on a leash or otherwise restrained by
10 and under the full control of Tenant.

11 **Exceptions:**

12
13 **3. TENANT'S DUTIES** Tenant will clean up after the pet(s) in any area of the Property, including common areas.

14 **4. LOSS OR DAMAGE** Tenant is responsible for any loss or damage caused by the pet(s). Tenant agrees that Landlord bears no
15 responsibility for any damage, injury, or nuisance caused by the pet(s).

16 **5. REMOVAL OF PET(S)** If Landlord determines that the pet(s) is annoying, bothersome, or in any way a nuisance to others,
17 Landlord will notify Tenant in writing and Tenant will remove the pet(s) immediately from the Property. All other terms and
18 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
19 the Lease, and Landlord will have all remedies as stated in the Lease.

20 **6. ADDITIONAL FEES/CHARGES**

21 A. Tenant will pay \$ _____ as a Pet Deposit in addition to other deposits required by the Lease.

22 1. Any part of the Property or any common areas fouled by the pet(s) will be professionally cleaned and treated upon
23 termination of the Lease. This will include carpet cleaning, treatment for flea infestation, or any other treatment as
24 deemed necessary by Landlord in order to return the Property to the condition as existed at the start of the Lease. The
25 cost of the cleaning and/or treatment will be deducted from the Pet Deposit.

26 2. If damage caused by the pet(s) exceeds the amount of the Pet Deposit, all additional costs must be paid by Tenant
27 immediately upon demand by Landlord.

28 B. Tenant will pay an additional \$ _____ monthly rent.

29 C.

30 **7. DESCRIPTION OF PET(S)** Total Number of Pet(s) _____

31 A. Type of Animal _____ Breed _____

32 Name of Pet _____ Age _____ Weight _____

33 Color _____ License Number (if applicable) _____

34 Spayed/neutered? Yes No Declawed? Yes No

35 B. Type of Animal _____ Breed _____

36 Name of Pet _____ Age _____ Weight _____

37 Color _____ License Number (if applicable) _____

38 Spayed/neutered? Yes No Declawed? Yes No

39 C. Type of Animal _____ Breed _____

40 Name of Pet _____ Age _____ Weight _____

41 Color _____ License Number (if applicable) _____

42 Spayed/neutered? Yes No Declawed? Yes No

43 D. Type of Animal _____ Breed _____

44 Name of Pet _____ Age _____ Weight _____

45 Color _____ License Number (if applicable) _____

46 Spayed/neutered? Yes No Declawed? Yes No

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

48 **Tenant and Landlord have read and understand the notices and explanatory information set forth in this Addendum.**

PREPARED BY: Jess Rahn, staff

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Tenant(s) _____

BUYER _____

BUYER _____

49

OWNER _____ DATE _____

OWNER _____ DATE _____

50

NOTICES AND INFORMATION

NOTICE: Guide/Support Animals

Pennsylvania law makes it illegal for a landlord to refuse to rent property or otherwise discriminate against any person on the basis of the of a guide animal because of blindness or deafness, or use of a support animal because of a physical handicap or because the user is a handler or trainer of support or guide animals.

NOTICE: 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. §459-502-A where:

- A. The dog has done one or more of the following:
 - 1. Inflicted severe injury on a human being without provocation on public or private property.
 - 2. Killed or inflicted severe injury on a domestic animal without provocation while off his owner's property.
 - 3. Attacked a human being without provocation.
 - 4. Been used in a commission of a crime.
- B. The dog has either or both of the following:
 - 1. A history of attacking human beings and/or domestic animals without provocation.
 - 2. 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 described in paragraph A 1., 2., 3., or 4. above.