



1. Pet Addendum To Lease

1.1 PET ADDENDUM

1. ALLOWANCES OF PET(S)

Landlord agrees that only the pet(s) described in paragraph below may be permitted on the property. Tenant may not have any other pet(s) on any part of the property without Landlord's written permission. Guide and support animals are not pets.

2. DESCRIPTION OF PET(S)

Total number of pet(s) «of pets»

	<u>Pet 1</u>	<u>Pet 2</u>	<u>Pet 3</u>
Animal Type	«Type - Pet 1»	«Type - Pet 2»	«Type - Pet 3»
Breed	«Breed - Pet 1»	«Breed - Pet 2»	«Breed - Pet 3»
Name of Pet(s)	«Name - Pet 1»	«Name - Pet 2»	«Name - Pet 3»
Age	«Age - Pet 1»	«Age - Pet 2»	«Age - Pet 3»
Weight	«Weight - Pet 1»	«Weight - Pet 2»	«Weight - Pet 3»
Color	«Color - Pet 1»	«Color - Pet 2»	«Color - Pet 3»
Spayed / Neutered	«SpayNeut - Pet 1»	«SpayNeut - Pet 2»	«SpayNeut - Pet 3»
Declawed	«Declawed - Pet 1»	«Declawed - Pet 2»	«Declawed - Pet 3»

3. TENANT'S DUTIES

- Tenant will clean up after the pet(s) in any area of the property, including common areas.
- Tenant will keep pet(s) inside the property at all times, except when on a leash or otherwise restrained by and under the full control of tenant.
- Tenant will comply with all local ordinances regarding pet ownership, including licensing and vaccination.
- Tenant will not permit pet(s) to interfere with the quiet enjoyment of other tenants on the property or to become a nuisance as defined by state and/or local law.

4. LOSS OR DAMAGE

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

5. REMOVAL OF PET(S)

- If Landlord determines that tenant has not fulfilled tenant's duties described above, Landlord will provide written warning to tenant for the first offense. Tenant will be given **7 days** to correct the situation.
- If Landlord determines a second time that tenant has not fulfilled tenant's duties, Landlord will provide written notice to tenant. Tenant will be given **7 days** to remove the pet(s) 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 Landlord will have all remedies as stated in the Lease.

6. DANGEROUS DOGS

Pennsylvania law makes it a summary offence 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:

1. The dog has done one or more of the following:

- Inflicted severe injury on a human being without provocation on public or private property.
- Killed or inflicted severe injury on a domestic animal, dog or cat without provocation while off the owner's property.
- Attacked a human being without provocation.
- Been used in the commission of a crime.

2. The dog has either or both of the following:

- A history of attacking human beings and/or domestic animals, dogs or cats without provocation.
- A propensity to attack human beings and/or domestic animals, dogs or cat without provocation. A propensity to attack may be proven by a single incident of the conduct described in number 1 above.

1.2 ADDITIONAL PET FEES & CHARGES

Tenant shall pay \$ «Non-Refundable Pet Fee» as a non-refundable pet fee in addition to other fees required by the Lease.

Tenant shall pay \$ «Monthly Pet Fee» as a non-refundable monthly pet fee in addition to other fees required by the Lease.

X _____

Date Signed