

**Addendum To Contract: Pet Permit**

ADDENDUM to agreement for "RESIDENTIAL LEASE AGREEMENT". The terms and conditions of this addendum shall prevail in the event of a conflict with the terms and conditions of the lease agreement: In connection with the RESIDENTIAL LEASE AGREEMENT for the residence described with in, and subject to terms and conditions stated therein, B & C Alliance hereby grants permission for Tennant to keep in Tennant's premises the pet described below and only upon the following terms and conditions:

1. Description. The pet is \_\_\_\_\_, which is approximately \_\_\_\_\_. (Male/Female, Dog/Cat, Bird, etc.) (Years Old)
2. General Description. The pet is generally described by the following breed, height, weight, physical identifying characteristics:  
\_\_\_\_\_
3. Proper Licensing: Tennant hereby represents and warrants that the above-described pet has been properly licensed and inoculated as required by local law and Tennant agrees to maintain such licensing and inoculation of the pet and to furnish Landlord with evidence thereof promptly upon request.
4. Leashing of Pet: The pet shall be kept on a visible leash at all times in the company of Tennant when outside the residence but still on the property of the leased premises. Tennant shall not at any time leave the pet on the front balcony deck while away from the residence. Tennant shall collect and remove all pet defecations from the grounds.
5. Animal Maintenance: The pet is required to be treated and keep current with flea control similar to he "Revolution". Any flea treatments required within the residence will be at the pet owner's expense.
6. Pet Deposit: Tennant has herby paid to B&C Alliance Dollars (\$\_\_0\_\_) as an additional deposit securing Tennant's performance under this Pet Permit and the Lease Agreement. Landlord may deduct from the refundable portion of the deposit all costs and expenses incurred by Landlord in repairing all damages caused by the pet and any other damages resulting from a breach of this Pet Permit or the Lease Agreement. In the event damages exceed the amount of the Pet Deposit, Tennant is fully liable for all repair costs and expenses above and beyond the Pet Deposit amount.
7. Pet Fee. Tennant shall pay a Pet Fee of (\$ 20.00) Dollars each month addition to Tennant's monthly rent. The Pet Fee shall be due and payable in accordance with terms of lease.
8. Non-Disturbance. Tennant shall insure that the pet does not at any time disturb neighbors nor damage any property in the residence, or on the property grounds or neighboring grounds. If, in Landlord's opinion and discretion, the pet has disturbed or is disturbing any neighboring Tenants or has caused or is causing damage to property in the residence, on the property grounds or neighboring grounds, the Tennant shall permanently remove the pet from the residence within ten (10) days after written request. Tennant's payment for damage caused by the pet shall not entitle the Tennant to keep the pet. Tennant's failure to permanently remove the pet as provided above or failure to comply with all other terms of this Pet Permit shall constitute a default permitting termination of the Lease Agreement.
9. No Other Pets. Except for the pet described above, Tennant shall not keep any pets in the residence or on the property grounds without prior approval by Landlord. If approval is granted, Tennant must execute an additional Pet Permit and pay an additional Pet Deposit prior to bringing the pet to the residence. Tennant shall not at any time house any pets, even temporarily, or hold pets for other pet owners at the residence or on the property grounds.
10. No Wild Animals. In no instance shall wild animals be allowed in the residence or on the property grounds. For purposes of the Pet Permit, wild animals shall include, but not be limited to, snakes, spiders, pot-bellied pigs, etc.
11. Termination of Lease. Tennant's failure to comply with the terms and provisions of the Pet Permit or violation of any representation or assurance contained in the Pet Permit shall constitute a default permitting termination of the Lease Agreement.

**Tenant:**

**B&C Alliance Inc.:**

By: \_\_\_\_\_

By: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_