

RESIDENTIAL PET ADDENDUM

K & T Ludlow Properties, LLC

This addendum is part of the Residential Lease Agreement dated: _____

The said tenant(s) desires to keep the below listed pet(s) (cat/feline only) in the rented property.

Name	Breed	Coloring/Characteristics

The landlord does hereby grant the tenant(s) permission to keep the pet listed above subject to the following terms and conditions:

1. The tenant(s) agrees to pay a one-time non-refundable pet fee of \$_____.
2. The tenant(s) agrees to pay the landlord an additional Security Deposit in the amount of \$_____. The said deposit shall be refunded to the tenant(s) upon termination of the tenancy and only upon tenant(s) meeting the conditions of the Residential Lease Agreement and paragraph #4 of this addendum.
3. The pet will be legally licensed under local government requirements. The pet shall be neutered/spayed.
4. Any cleaning, fumigation, or damage repairs, necessary as a result of the pet, to the building or grounds of the premises, will be the full responsibility of the tenant(s). The tenant(s) further agrees to pay full cost of any cleaning or fumigating required and further agrees to pay full cost involved in restoring or replacing any damaged areas to original condition.
5. The tenant(s) agrees to keep pet under control at all times. Should the pet become a nuisance due to noise, barking, or damage to building or grounds, or a threat to other persons, tenant(s) agrees to immediately remove the pet from the premises upon the landlord's request.
6. It is understood that acceptance of pet or required removal of pet from premises shall be the landlord's sole discretion and shall in no way nullify the terms of the Residential Lease Agreement.
7. Unauthorized pet(s) constitute a violation of the Residential Lease Agreement (#16) and may result in eviction.

Tenant Signature

Date

Tenant Signature

Date

Landlord Signature

Date