

PET ADDENDUM

THIS ADDENDUM is made on \_\_\_\_\_ between the undersigned Landlord and Tenant jointly and severally, who have agreed to modify the Residential Lease (the "Lease") between Landlord and Tenant dated \_\_\_\_\_ as follows:

1. DEFINITIONS. Whenever the following capitalized words are used in the Addendum, they shall have the meanings shown below. All capitalized words not defined in this Addendum will have the meanings given in the Lease.

Name of Pet:	Species:	Breed/Type:	Color:	Weight:	lbs
Name of Pet:	Species:	Breed/Type:	Color:	Weight:	lbs
Pet Deposit: <b>\$200.00</b>	Pet Fee: <b>NONE</b>	Monthly Pet Rent: <b>\$25.00 for TWELVE (12) months</b>			
Veterinarian Contact Name:		Veterinarian Contact Telephone:			
Additional Provisions: <b>[NONE]</b>					

2. PERMISSION. Landlord grants permission to Tenant to keep the above-named Pet(s) (individually or collectively, "Pet") and no others on the Premises, subject to the terms and conditions of the Lease and this Addendum. Landlord may revoke permission at any time if Tenant fails to comply with any of the terms of this Addendum or the Lease.

3. PET DEPOSIT AND FEE. Tenant has deposited **\$200.00** (the "Pet Deposit") for the faithful performance of all terms and conditions of this Addendum and the Lease, including, but not limited to, the return of the premises in good and clean condition, free of pet damage and flea and other pest infestation, at the completion of the Term. Landlord hereby acknowledges receipt of the Pet Deposit, which shall be added to, and become part of, the Security Deposit and be subject to all of the other terms and conditions regarding the Security Deposit. Tenant has paid **NONE** ("Pet Fee") as a non-refundable fee to induce Landlord to grant permission for the Pet. Tenant understands that Pet Fee will not be refunded, even if the Pet is subsequently removed from the Premises or if there is no damage to the premises at the end of the Term.

4. PET RENT. In addition to the Rent, Tenant will pay **\$25.00** as Pet Rent each month the Pet is on the premises or for a term of **TWELVE (12)** months, whichever is shorter. The Pet shall be considered to be on the premises until the Pet is removed, Tenant has Owner and Agent written notice that the Pet has been removed, Owner has confirmed the removal by an inspection of the premises, and all pests have been exterminated. The Pet Rent will be payable in the same manner as Rent and will be collectible as such.

5. PET CONTROL. Tenant will keep the Pet in accordance with all applicable laws and ordinances, including licensing the Pet, keeping current all applicable shots, and leashing the Pet when outdoors. Tenant will promptly remove and properly dispose of all pet waste, and will not curb the Pet on the shrubbery, flowers or small trees. Tenant will not permit the Pet to bark, howl, or otherwise emit noises in such a level, frequency, or time as to disturb others. Tenant will not keep the Pet on the premises if the Pet becomes vicious or threatening, bites or attacks any person or other pet, or otherwise becomes a nuisance in Landlord's sole judgment. Tenant will not leave the pet on the premises unattended for any period in excess of twelve (12) hours. Tenant will provide proper care, food, and shelter for the Pet and not abuse the Pet in any way. Tenant understands that breeding of the Pet on the premises is strictly prohibited.

6. CONDITION OF PREMISES. Tenant will be responsible for all damage caused by the Pet to the Premises, including all repairs and replacements considered appropriate by Landlord. Upon termination of the Lease or removal of the Pet from the Premises, whichever occurs first, Tenant will have the Premises professionally exterminated and the carpets professionally cleaned and deodorized at Tenant's expense

through companies approved by Landlord. Tenant will provide Landlord with copies of paid receipts for the extermination and cleaning. Tenant will remain liable for dormant infestation and latent pet odor (including extermination costs, carpet replacement or floor refinishing if necessary) for thirty (30) days after the Pet is removed from the Premises and the required extermination and cleaning are complete, even if prior to that time the Security Deposit has been returned to Tenant.

7. ADDITIONAL ENTRY RIGHTS. In addition to Landlord’s rights under the Lease, if Landlord receives any complaint regarding the Pet or otherwise has reason to believe that a violation regarding the Pet has occurred, Landlord may enter the Premises to investigate the possible violation. Landlord will only enter the Premises under this provision on reasonable notice and at reasonable times unless the circumstances require otherwise, such as in the event of an emergency, Tenant’s absence from the Premises, or Tenant’s attempted evasion of the requirements of the Lease or this Addendum.

8. REMOVAL OF PET. In an emergency, or if the Pet becomes vicious, appears severely ill, or otherwise behaves in a manner that Landlord believes poses an immediate threat to the health and safety of the Pet or others, Landlord may enter the Premises and remove, or cause to be removed, the Pet and take any other action which Landlord considers appropriate, including placing the Pet in shelter or other similar facility. In such an event, Tenant will be responsible for all costs incurred. Owner will only act under this paragraph if Tenant has failed to take corrective action within a reasonable time after being requested to do so, or if Tenant is not available.

9. INTERPRETATION. This Addendum supplements the terms and conditions of the Lease. If any provision of this Addendum conflicts with any provision of the Lease, this Addendum will govern. All rights and remedies of Landlord are cumulative. Any default under this Addendum shall constitute a default under the Lease.

10. ADDITIONAL PROVISIONS. [NONE]

TENANT: \_\_\_\_\_ (SEAL) Date: \_\_\_\_\_  
[FIRST NAME] [LAST NAME]

TENANT: \_\_\_\_\_ (SEAL) Date: \_\_\_\_\_

TENANT: \_\_\_\_\_ (SEAL) Date: \_\_\_\_\_

TENANT: \_\_\_\_\_ (SEAL) Date: \_\_\_\_\_

TENANT: \_\_\_\_\_ (SEAL) Date: \_\_\_\_\_

LANDLORD: BALTIMORE LAND COMPANY, LLC

BY: \_\_\_\_\_ (SEAL) Date: \_\_\_\_\_  
Authorized Signature