



PET ADDENDUM AGREEMENT

This agreement is attached to, and forms part of the Lease Agreement between LANDLORD and TENANT for the premises located at 123 Main Street, Newport RI 02840.

Type of Pet	Breed/Type	Size/Weight	Color	Pet's Name
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Because this Lease Agreement specifically prohibits keeping pets without the Landlord's permission, the Tenant agrees to the following terms and conditions in exchange for this permission:

1. Tenant agrees to keep the pet(s) under control at all times. Tenant agrees to keep the pet(s) restrained, but not tethered, when it is outside the premises.
2. Tenant agrees to adhere to local ordinances regarding the pet(s), including any leash and licensing laws, and to provide tenant with an identification tag and a rabies vaccination tag/report on file.
3. Tenant agrees not to leave the pet(s) unattended for any unreasonable periods.
4. Tenant agrees to clean up after the pet(s) and to dispose of the pet(s) wastes properly and quickly. No solid waste is to be left for any period of time, including areas immediately surrounding the property. Waste should be collected and sealed in appropriate pet waste bags and disposed of in trash cans. No uncontained pet waste is permitted in trash cans. If more than one dog in a multi-unit building all pet owners held equally liable for pet waste in shared spaces.
5. Tenant agrees to keep the pet(s) from being unnecessarily noisy or aggressive and to prevent the pet(s) from causing any annoyance or discomfort to others. Tenant agrees to remedy any complaints made to the Landlord or Manager regarding the pet(s).
6. Landlord will not mow if there is pet waste in the yard. If the Landlord and/or his team spend time removing pet waste in the yard in order to maintain the yard, all pet owners in the building will share the burden of the cost.
7. Tenant agrees to repair and restore any damage caused by the pet(s), to its original condition, at the Tenant's expense with specific reference to scratched and damaged floors, chewed door frames, cat spray on any surface, damaged carpets or rugs, grass damage and pest infestations. Tenants that leave food down for pets specifically will be liable for any rodent infestations that may result.
8. Tenant understands and agrees that this Pet Addendum Agreement applies only to the specific pet(s) described above and that no other pet(s) may be substituted.
9. Tenant understands and agrees that the Landlord or Manager reserves the right to revoke permission to keep the pet(s) should the Tenant violate this Agreement.
10. Tenant agrees to have the premises professionally treated for fleas and ticks upon termination of the tenancy; at the Tenant's expense.

Agreed and signed by all parties:

Landlord(s) or Property Manager

Tenant(s)

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Date

\_\_\_\_\_

Date