

PET ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement, dated _____, 200 ____ between

420 Broadway Manor, LLC, a California limited liability company, LANDLORD, and




the undersigned **TENANT(s)**,

for **BROADWAY MANOR CONDOMINIUM UNIT # _____ at 420 Hart Drive, El Cajon, CA 92021.**

1. The Lease Agreement provides that without LANDLORD's prior written consent, no pets shall be allowed in or about the premises.
2. TENANT desires to keep the pet described here ("Pet"): _____
3. In the event of default by TENANT of any of the terms in this Addendum, TENANT agrees, within three days after receiving written notice of default from LANDLORD, to cure the default or vacate the premises. TENANT agrees LANDLORD may revoke permission to keep said Pet on the premises by giving TENANT written thirty (30) day notice.
4. TENANT agrees to comply with all applicable ordinances, regulations and laws governing pets.
5. TENANT agrees that Pet will not be permitted outside TENANT's unit unless restrained by a leash. Use of the grounds or premises for sanitary purposes is prohibited.
6. Pet must a need not (check one) be neutered.
7. If Pet is a bird, it shall not be let out of the cage.
8. If Pet is a fish, the water container shall not be over _ gallons and will be placed in a safe location in the unit.
9. Pet shall not be fed directly on the carpeting in the unit. TENANT shall prevent fleas or other infestation of the rental unit or other property of LANDLORD, and may be held liable for costs associated with any necessary remediation.
10. TENANT shall not permit, and represents that Pet will not cause any damage, discomfort, annoyance, nuisance or in any way inconvenience, or cause complaints, from any other TENANT, guest, or the public. Any "mess" created by Pet shall immediately be cleaned up by TENANT. TENANT must provide and maintain an appropriate litter box, if applicable.
11. In the event that LANDLORD, contractor, or maintenance personnel need access to the unit, the pet will be confined in the following manner:
 put in a kennel/crate removed from premises not applicable other _____
12. TENANT shall be liable to LANDLORD for all damages or expenses incurred by or in connection with Pet, and shall hold LANDLORD harmless and indemnify LANDLORD for any and all damages or costs in connection with Pet.
13. TENANT shall deposit with LANDLORD an additional **security deposit of \$**_____.

LANDLORD does does not (*check one*) require TENANT to carry renter's insurance to cover damages caused by Pet.

The undersigned TENANT(s) acknowledge(s) having read and understood the foregoing

		
Date	Signature	Name (print or type)
		
Date	Signature	Name (print or type)
		
Date	Signature	Name (print or type)

LANDLORD(S) SIGNATURE:
(or Landlord's Signature by Landlord's Rental Agent, if any)

Date	Signature	Name (print or type)