

OKLAHOMA REAL ESTATE COMMISSION

This is a legally binding Contract; if not understood, seek advice from an attorney.

PET ADDENDUM

This Addendum is attached to, and a part of, a Lease Agreement dated _____ between _____ as Owner/Owner's Broker and _____ as Tenant for the Premises commonly known as _____.

The Owner/Owner's Broker grants the undersigned Tenant permission to keep the following pet(s) as verified in the Pet Application submitted by the Tenant.

TYPE	AGE	BREED	NAME	SIZE/COLOR

The undersigned Tenant agrees to the following conditions:

1. \$ _____ paid by Tenant as a Pet Fee for each pet, for a total amount of \$ _____. Tenant understands that at no time will Owner/Owner's Broker refund the Pet Fee, even if Tenant removes the pet, or the pet vacates the property for any reason. Tenant understands Pet Fee is not escrowed or otherwise set aside to pay for pet damages.
2. Tenant understands they will be responsible for professional carpet cleaning at Tenant's expense during and after vacancy due to the occupancy of a pet on the Premises. Tenant also agrees that they will have carpets flea-treated, cleaned, and deodorized by a professional carpet cleaning company approved by Owner/Owner's Broker upon vacating. Documentation must be turned over to Owner/Owner's Broker as proof of compliance.
3. Tenant is to keep only the animals specifically listed above, and CANNOT substitute any other animal/pet without permission of the Owner/Owner's Broker. No other pet(s) or offspring, not even for temporary care, will be permitted without the Owner's/Owner's Broker's permission.
4. Tenant cannot "babysit" or do any caretaking of any animal, bird or pets of any nature, for another party on the Premises for any friend, relative or acquaintance at any time without Owner's/Owner's Broker's written permission.
5. Tenant agrees to keep their pets under control at all times, and abide by the County or City codes pertaining to animals, and Tenant agrees to keep their pet restrained when it is outside of the dwelling.
6. Tenant agrees to dispose of all pet feces properly and promptly, even if it is not from his/her pet.
7. The Tenant shall not allow the pet to cause any damage to the Premises, nor allow the pet to cause any discomfort, annoyance, or nuisance to any other Tenant on the Premises or any neighboring properties (i.e. barking, growling, chasing, running free, etc.). Tenant will immediately remedy any complaints made through the Owner/Owner's Broker.
8. Tenant is required to purchase and maintain a renter's insurance policy that covers pet property damage and liability should the pet cause injury to a person. The policy must be paid in advance annually, and given to the Owner/Owner's Broker each year of occupancy that the pet resides on the property.
9. Tenant agrees to follow all rules and regulations as set forth by any Neighborhood or Homeowner's Association and it is the Tenant's responsibility to determine what rules may apply to the Tenant.
10. Tenant guarantees to Owner/Owner's Broker that the pet(s) listed above have received the appropriate vaccinations required by governing agencies including, but not limited to, the County, City, or State.
11. Owner/Owner's Broker reserves the right to revoke permission to keep the pet should the Tenant break this agreement.
12. Tenant agrees to remove the pet if there is any incident or report of violent behavior of the pet(s).
13. Tenant agrees to indemnify, defend, and hold Owner/Owner's Broker harmless from and against all claims, actions, suites, judgments, and demands brought by another party due to any activity or damage caused by the Tenant's pet.
14. In any action or proceeding arising out of this agreement, the prevailing party shall be entitled to reasonable attorney's fees and costs.
15. Tenant agrees to arrange for pet care when maintenance or other employees need to enter the Premises.

