

PET ADDENDUM TO RESIDENTIAL LEASE

PAL

This form recommended and approved for, by not restricted to use by, members of the Pennsylvania Association of REALTORS® (PAR).

1 **PROPERTY** _____
2 **LANDLORD** _____
3 **TENANT(S)** _____

4 **1. ALLOWANCE OF PET(S)**

5 Landlord agrees that the pet(s) described in Paragraph 9 of this Addendum may be permitted on the Property. Tenant may not have
6 any other pet(s) on any part of the Property without Landlord’s written permission. Service animals are not pets.

7 **2. LOCATION OF PET(S)**

8 Pet(s) will be kept inside the Property at all times, except when on a leash or otherwise restrained by and under the full control of
9 Tenant. **Exceptions:** _____

10 **3. TENANT'S DUTIES**

11 Tenant will clean up after the pet(s) in any area of the Property, including common areas.

12 **4. LOSS OR DAMAGE**

13 Tenant is responsible for any loss or damage caused by the pet(s). Tenant agrees that Landlord bears no responsibility for any damage,
14 injury, or nuisance caused by the pet(s).

15 **5. RENTAL INSURANCE**

16 Tenant must have rental insurance that covers pets providing at least \$ _____ property insurance
17 and \$ _____ liability insurance to protect Tenant, Tenant’s property and Tenant’s guests who may be injured
18 while on the Property. Tenant must maintain this insurance through the entire Term and any Renewal Term. Tenant will provide
19 proof of insurance upon request. Tenant will notify Landlord within 10 days of changes to or cancellation of these policies.

20 **6. REMOVAL OF PET(S)**

21 If Landlord determines that the pet(s) is annoying, bothersome, or in any way a nuisance to others, Landlord will notify Tenant in
22 writing and Tenant will remove the pet(s) immediately from the Property. All other terms and conditions of the Lease will remain
23 in full force and effect. Tenant’s failure to remove the pet(s) from the Property is a breach of the Lease, and Landlord will have all
24 remedies as stated in the Lease.

25 **7. ADDITIONAL FEES/CHARGES**

- 26 (A) Tenant will pay \$ _____ as a non-refundable Pet Fee in addition to other fees required by the Lease.
27 (B) Tenant will pay \$ _____ as a monthly Additional Rent in addition to other fees required by the Lease.
28 (C) _____
29 _____

30 **8. DANGEROUS DOGS**

31 Pennsylvania law makes it a summary offense for harboring a “dangerous dog.” Under no circumstances is a “dangerous dog”
32 permitted on the Property. A dog is considered dangerous under 3 P.S. §459-502-A where:

- 33 (A) The dog has done one or more of the following:
34 1. Inflicted severe injury on a human being without provocation on public or private property.
35 2. Killed or inflicted severe injury on a domestic animal without provocation while off his owner’s property.
36 3. Attacked a human being without provocation.
37 4. Been used in a commission of a crime.
38 (B) The dog has either or both of the following:
39 1. A history of attacking human beings and/or domestic animals without provocation.
40 2. A propensity to attack human beings and/or domestic animals without provocation. A propensity to attack may be proven
41 by a single incident of the conduct described in paragraph 8(A).

42 **Tenant Initials** _____ / _____

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Landlord Initials _____ / _____



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43 **9. DESCRIPTION OF PET(S)**

44 (A) Total Number of Pet(s) _____

45 (B) Type of Animal _____ Breed _____

46 Name of Pet _____ Age _____ Weight _____

47 Color _____ License Number (if applicable) _____

48 Spayed/neutered? Yes No Declawed? Yes No

49 (C) Type of Animal _____ Breed _____

50 Name of Pet _____ Age _____ Weight _____

51 Color _____ License Number (if applicable) _____

52 Spayed/neutered? Yes No Declawed? Yes No

53 (D) Type of Animal _____ Breed _____

54 Name of Pet _____ Age _____ Weight _____

55 Color _____ License Number (if applicable) _____

56 Spayed/neutered? Yes No Declawed? Yes No

57 (E) Type of Animal _____ Breed _____

58 Name of Pet _____ Age _____ Weight _____

59 Color _____ License Number (if applicable) _____

60 Spayed/neutered? Yes No Declawed? Yes No

61 Additional information is attached.

62 **10. OTHER**

63 _____
64 _____
65 _____
66 _____
67 _____
68 _____
69 _____
70 _____

71 **All other terms and conditions of the Lease remain unchanged and in full force and effect.**

72 **Tenant and Landlord have read and understand this Addendum.**

73 **TENANT** _____ **DATE** _____

74 **TENANT** _____ **DATE** _____

75 **TENANT** _____ **DATE** _____

76 **TENANT** _____ **DATE** _____

77 **CO-SIGNER** _____ **DATE** _____

78 **CO-SIGNER** _____ **DATE** _____

79 **LANDLORD** _____ **DATE** _____

80 **LANDLORD** _____ **DATE** _____