



VIRGINIA ASSOCIATION OF REALTORS®
PET ADDENDUM



(Please use one addendum for each authorized pet.)
(This is a legally binding contact; if not understood, seek competent advice before signing.)

RE/MAX Affinity Group

This Addendum to the Lease Agreement, by and between \_\_\_\_\_, Landlord, and \_\_\_\_\_ Tenant, and \_\_\_\_\_, Agent for Landlord, dated \_\_\_\_\_ for property described as \_\_\_\_\_.

Landlord hereby grants permission for Tenant to keep the pet described below and only upon the terms and conditions as set forth herein:

- 1. Tenant may keep the pet on the Premises, described as: Breed of Pet \_\_\_\_\_ Color \_\_\_\_\_ Weight \_\_\_\_\_ Name of Pet \_\_\_\_\_ Tenant further understands that the weight is not to exceed \_\_\_\_\_ pounds fully grown.
2. A total pet deposit of \_\_\_\_\_ is required, and shall be paid in full at the time of execution of the Lease Agreement.
3. As additional pet rent, Tenant shall pay the sum of \$ \_\_\_\_\_ per month so that the total monthly rent will be \$ \_\_\_\_\_ per month due and payable as otherwise provided in Lease Agreement.
4. If, in the sole determination of the Landlord, the pet has not caused damage to the Dwelling Unit or the Premises, the pet deposit, less \$ \_\_\_\_\_, or the fee charged for extermination at the time Tenant vacates the Dwelling Unit, shall be returned to Tenant at the time the Security Deposit under the Lease Agreement is returned.
5. Tenant further agrees to assume all liability and responsibility for any and all damages caused by said pet, including, but not limited to, cost of having all carpeting cleaned by a professional carpet cleaner and/or the cost of having carpeting repaired or replaced, to pay the cost of having the Dwelling Unit de-fleaed and de-ticked by a professional exterminator at the termination of the Lease Agreement and vacation of the Dwelling Unit, and to provide paid receipts of such service.
6. Permission to keep the pet in the Dwelling Unit may be revoked at any time if Tenant fails to comply with any provisions of the Pet Addendum, or Rules and Regulations, or in any way the pet becomes a nuisance, in the sole determination of Landlord.
7. If a violation of the Rules and Regulations, or the Pet Addendum occurs, Landlord will proceed to take action as appropriate against Tenant in accordance with Paragraph 21 of the Lease Agreement.
8. In addition to Landlord's right to make other inspections as provided in the Lease Agreement, if Landlord receives a written complaint alleging a pet violation, or otherwise has reasonable cause to believe a pet violation has occurred, Landlord may enter the Dwelling Unit after the giving of reasonable notice to Tenant. Any such inspection, unless in case of emergency, will be conducted during normal business hours.

9. In case of emergency, or if the pet becomes vicious, displays symptoms of severe illness, or demonstrates other behavior which constitutes an immediate threat to the health and safety as a whole, Landlord may enter the Dwelling Unit immediately, remove, or cause removal of, the pet and further take action with respect to the pet as is permissible under Virginia or local law. If Landlord places the pet in a facility or shelter, Tenant will be responsible for payment of all applicable costs and expenses. Landlord is authorized to take this action under this paragraph only when Landlord requests the pet owner to take corrective action and the pet owner fails to do so in a timely fashion, or when Landlord is unable to contact pet owner after reasonable efforts to do so.
10. Tenant hereby designates \_\_\_\_\_ who lives at \_\_\_\_\_ as a person responsible to care for the pet if Tenant cannot be contacted by Landlord, or Tenant fails to, or becomes unable to, properly care for the pet. If the person designated herein fails to act in a timely fashion or fails to properly with respect to the pet after notice by Landlord, Landlord reserves the right to act in accordance with the provisions of this Addendum or as otherwise provided in the Lease Agreement.
11. Pets shall be categorized as follows:
- a. Ordinary house pets shall include dogs, cats, caged domesticated birds, hamsters, gerbils, and guinea pigs, aquarium fish, small turtles and tortoises, and creatures normally maintained in a terrarium or aquarium. Only ordinary house pets shall be permitted in the Dwelling Unit, subject to these guidelines.
  - b. Unusual house pets shall include without limitation, those animals not generally maintained as pets, such as large reptiles, anthropoids, felines other than cats, canines other than dogs, rodents, mammals, birds, and other creatures other than those listed in Subsection a. above, are not maintained in a terrarium or aquarium. Rottweiler, Pit Bull-type, German Shepherd, Doberman, or any dog that qualifies as a "dangerous dog" as defined in §3.1-796.93:1 of the Code of Virginia (collectively, "Prohibited Dogs"), as well as any unusual house pets, are prohibited.
12. The number of ordinary house pets must be approved in advance and in writing by the Landlord. No other pet besides the pet expressly authorized by this Pet Addendum shall be allowed in the Dwelling Unit.
13. If the Dwelling Unit is part of an apartment community, pets must be curbed only in the areas defined as "Pet Areas". Pet owners are responsible for the immediate removal and proper disposal of animal waste on all portions of the property, including Pet Areas. Generally, Pet Areas are defined as follows:
- a. Areas away from buildings, walkways, patio areas, picnic and play areas, and the amenities area;
  - b. Any "dog run" that may be available at the apartment community; and
  - c. Such other areas defined by the Landlord.
14. If the Dwelling Unit is part of an apartment community, pets shall not be permitted upon the common areas of the property unless they are carried or leashed, or unless in a dog run. No leash may exceed six feet in length. No pet may be leashed to any stationary object on the common elements. Pets shall not be permitted in the pool or on the grounds contiguous to the pool.
15. If the Dwelling Unit is part of an apartment community and if dog runs are available, the dog is permitted to be without a leash within the specified area designated as a dog run. However, no Prohibited Dogs are allowed in the dog run at any time. Tenant shall remain with the dog in the dog run, and supervise the dog's conduct. Tenant is responsible for the conduct of the dog at all times while in the dog run.
16. Tenant is responsible for any property damage, injury, or disturbances the pet may cause or inflict.
17. Commercial breeding of pets is prohibited.
18. All pets must have and display, as appropriate, evidence of all required registrations and inoculations.

- 19. Pets shall not be left unattended outside the Dwelling Unit, or the deck or in otherwise unattended.
- 20. Tenant shall not inflict or cause cruelty in connection with any pet.
- 21. Landlord reserves the right to require Tenant shall maintain liability insurance for the pet identified in this Pet Addendum.
- 22. OTHER PROVISIONS: \_\_\_\_\_

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The Lease Agreement, including any other applicable addenda, as written, is all inclusive and binding to Landlord and Tenant, with the exception of the amendments and/or revisions contained herein.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Pet Addendum on the dates reflected below:

**LANDLORD (or duly authorized agent)**

**DATED:**

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**TENANT(s)**

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