

Pet Addendum

THIS PET ADDENDUM (“Addendum”) is to that certain Residential Lease Agreement dated as of _____, 20__ (the “Lease”) by and between _____ (“Landlord”), and _____ (“Tenant”) pertaining to that certain residence situated in _____ County, Colorado and having an address of _____ (the “Premises”). In the event of any conflict between the terms and provisions of the Lease and the terms and provisions of this Addendum, the terms and provisions of this Addendum shall control.

1. Tenant’s Pet. Tenant desires to keep the following described pet (the “Pet”) in the Premises:

Type: _____

Breed: _____

Name: _____

Weight: _____

Because the Lease specifically prohibits keeping pets in the Premises without Landlord’s prior written consent, Tenant agrees to the terms and conditions of this Addendum in exchange for Landlord’s agreement to permit Tenant to keep the Pet in the Premises:

2. Pet Rent. In addition to the monthly Rent due under the Lease, Tenant shall pay to Landlord monthly pet rent (which shall be “Addition Rent” under the Lease) of \$ _____ per month payable in advance, on or before the first day of each calendar month during the Term of the Lease, without notice or demand.

3. Pet Fee. Concurrently with Tenant’s execution of this Addendum, Tenant shall pay to Landlord a NON-REFUNDABLE pet fee of \$ _____ (the “Pet Fee”). The Pet Fee is not a part of the Security Deposit under the Lease and is not an advanced payment of Rent. The Pet Fee is paid by Tenant in consideration of Landlord’s agreement to permit Tenant to keep the Pet in the Premises and shall not be returned to Tenant under any circumstances.

4. Responsibility. Tenant agrees that Tenant is solely responsible for the maintenance of the Pet, and Tenant agrees to keep the Pet under Tenant’s control at all times. Tenant agrees not to leave the Pet unattended for unreasonable periods of time.

5. Restraint of Pet. Tenant agrees that the Pet shall be restrained (by leash, carrier or other reasonably appropriate restraint) but not tethered, when the Pet is outside the Premises. Reasonable precautions shall be taken by Tenant to prevent the Pet from escaping the confines of the Premises.

6. Applicable Laws. Tenant agrees to comply with all laws, rules, regulations and local ordinances applicable to the Pet, including, without limitation, leash and licensing requirements.

7. Waste and Odors. Tenant agrees to clean up after the Pet and to properly and promptly dispose of the Pet's waste. Tenant shall take all action necessary to control, to Landlord's satisfaction, any type of offensive or noxious odors associated with the presence of the Pet in the Premises.

8. Food. Tenant agrees not to leave unattended food or water for the Pet, or any other animal, outside the Premises.

9. Complaints. Tenant agrees to keep the Pet from being unreasonably noisy or aggressive and/or causing any annoyance or discomfort to others, and Tenant shall remedy immediately any complaints made to Landlord concerning the Pet.

10. Identification Tag. In addition to any tags or licenses required by applicable laws, Tenant agrees to provide the Pet with an identification tag that the Pet will wear at all times while kept in the Premises.

11. Breeding. Tenant agrees not to breed or allow the Pet to reproduce, but if this should unintentionally occur, the Pet's offspring shall be placed in homes other than the Premises within eight (8) weeks of birth.

12. Pests. Tenant agrees to pay all costs of remediation or extermination of any pest infestation resulting from the Pet, whether during or after the Term of the Lease.

13. No Other Pets. Tenant agrees that this Addendum applies only to the Pet described above and that no other pet(s) may be added to or substituted under this Addendum. Tenant shall provide Landlord with a picture of the Pet prior to occupancy of the Premises. Any animals on or about the Premises other than the Pet will be presumed to be strays and will be disposed of according to applicable laws, at the option of Landlord.

14. Revocation. In the event that Tenant fails to strictly comply with the terms and conditions of this Addendum, Landlord shall have the right to terminate this Addendum and thereby revoke Landlord's permission for Tenant to keep the Pet in the Premises. In such event, Tenant shall have ___ days to permanently remove the Pet from the Premises.

15. Liability; Indemnification. Tenant agrees to immediately pay for any damage, loss, or expense caused by the Pet. Additionally, Tenant agrees to indemnify and hold Landlord harmless from all claims (including costs and expenses of defending against such claims) arising or alleged to arise from the presence of the Pet in, on or about the Premises.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have executed this Addendum as of the day and year provided with their respective signatures below.

TENANT:

LANDLORD:

Signature

Signature

Print Name

Print Name

Date: _____

Date: _____

Signature

Print Name

Date: _____