



TEXAS ASSOCIATION OF REALTORS®

PET AGREEMENT

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ADDENDUM TO RESIDENTIAL LEASE CONCERNING THE PROPERTY AT 123 Any Street, Granbury, TX 76048

NOTICE: An assistance animal is not a pet. Do not use this agreement if animal is an assistance animal.

A. PET AUTHORIZATION AND PET DESCRIPTION:

- (1) Tenant may not keep any pet on the Property unless specifically authorized by this agreement. "Pet" includes any animal, whether mammal, reptile, bird, fish, rodent, or insect.
- (2) Tenant may keep the following pet(s) on the Property until the above-referenced lease ends.

Type: Cat Breed: Siamese Name: Smokey
Color: Cream/Brown Weight: 10 lbs Age: 2 Gender: m
Neutered? ☒ yes ☐ no Declawed? ☒ yes ☐ no Rabies Shots Current? ☒ yes ☐ no

Type: Dog Breed: Chocolate Lab Name: Gunner
Color: Brown Weight: 75 lbs Age: 8 years Gender: Male
Neutered? ☒ yes ☐ no Declawed? ☐ yes ☒ no Rabies Shots Current? ☒ yes ☐ no

Type: n/a Breed: n/a Name: n/a
Color: n/a Weight: n/a Age: n/a Gender: n/a
Neutered? ☐ yes ☐ no Declawed? ☐ yes ☐ no Rabies Shots Current? ☐ yes ☐ no

Type: n/a Breed: n/a Name: n/a
Color: n/a Weight: n/a Age: n/a Gender: n/a
Neutered? ☐ yes ☐ no Declawed? ☐ yes ☐ no Rabies Shots Current? ☐ yes ☐ no

No other animals are allowed on property for any amount of time. Unauthorized animals on property is considered a breach of lease which could result in termination of lease & right to occupy property.

B. CONSIDERATION: In consideration for Landlord's authorization for Tenant to keep the pet(s) described in Paragraph A on the Property, the parties agree to the following. (Check any one or any combination of the following.)

- ☒ (1) On or before the date Tenant moves into the Property, Tenant will pay Landlord a pet deposit of \$ \$800.00. The pet deposit is an increase in the security deposit in the lease and is made part of the security deposit for all purposes. This increase in the security deposit is not refundable before the lease ends, even if the pet is removed. Any refund of the security deposit, including this increase, is governed by the terms of the lease.
- ☐ (2) The monthly rent in the lease is increased to \$ _____.
- ☐ (3) Tenant will, upon execution of this agreement, pay Landlord \$ _____ as a one-time, non-refundable payment.

C. PET RULES: Tenant must:

- (1) take all reasonable action to insure that any pet does not violate the rights of other persons;
- (2) comply with all applicable statutes, ordinances, restrictions, owners' association rules, and other enforceable regulations regarding any pet;
- (3) keep the rabies shots of any pet current;
- (4) confine any pet that is a dog or cat, when outside, by fences or on leashes under Tenant's control;
- (5) confine any pet other than a dog or cat in appropriate cages at all times;

(TAR-2004) 2-1-18 Initialed for Identification by Tenants: _____, _____, _____, _____ and Landlord: _____, _____ Page 1 of 2

Pet Agreement concerning _____

- (6) promptly remove any pet waste from the Property, including all living areas, garages, storage areas, yards, porches, patios, courtyards, and decks; and
(7) promptly remove from the Property any offspring of any pet.

D. ACCESS: Tenant must remove or confine any pet at any time that the pet is likely to limit or prohibit Landlord or other persons access to Property in its entirety as permitted by the lease.

E. DISCLOSURE CONCERNING PETS:

- (1) Is Tenant aware of whether any of the pets described under this addendum has ever bitten or injured another person? ☐ Yes ☐ No
If yes, explain: _____

- (2) Is Tenant aware of whether any of the pets described under this addendum has any propensity or predisposition to bite or injure someone? ☐ Yes ☐ No
If yes, explain: _____

F. TENANT'S LIABILITY:

- (1) Tenant is responsible and liable for:
(a) any damage to the Property or any item in the Property caused by any pet;
(b) any personal injuries to any person caused by any pet; and
(c) any damage to any person's property caused by any pet.
(2) Tenant will pay all reasonable costs that are necessary to clean, deodorize, deflea, or repair any part of the Property, including but not limited to the carpets, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances, sod, yard, fences, or landscaping.

G. INDEMNIFICATION: Tenant will protect, defend, indemnify, and hold Landlord, Landlord's property manager, and Landlord's agents harmless from any damages, costs, attorney's fees, and expenses that are caused by the act of any pet or Tenant.

H. DEFAULT: If Tenant breaches any provision in this pet agreement, Landlord may exercise all or any of the remedies described under Paragraph 9B of the lease.

I. SPECIAL PROVISIONS:

- Upon move out, tenants must have the carpets professionally cleaned and TREATED SPECIFICALLY FOR ANIMAL STAINS AND ODOR with a receipt from a professional carpet cleaner left for verification.
- Upon move out, tenants must have property professionally treated for fleas and or ticks with receipt left.
- Animals must not be a nuisance to others (barking, scratching at fence, escaping yard, etc.)
- Animals must under tenants control on lease outside of fence & not be tied up alone outside at any time.
- Tenants must clean up after animals and remove waste at their own residence AT LEAST WEEKLY in the back yard and IMMEDIATELY in the tenant's front yard, yards of others, and/or common areas.

Landlord **Lake Granbury Real Estate** _____ Date

Tenant **John Doe** _____ Date

Landlord _____ Date

Tenant **Jane Doe** _____ Date

Or signed for Landlord under written property management agreement or power of attorney:

Tenant _____ Date

By: _____

Tenant _____ Date

Printed Name: _____

Firm Name: _____