



# Pet Addendum

1 **Name of Tenant:** \_\_\_\_\_

2 **Address of Premises:** \_\_\_\_\_

3  
4 For and in consideration of the fees set forth below and other good and valuable consideration, the receipt and  
5 sufficiency of which is hereby acknowledged, Landlord agrees to waive the animal and pet restrictions of the Lease,  
6 provided that Tenant agrees to and meets the following terms and conditions. This Addendum is executed in  
7 connection with and made part of that certain Residential Lease entered into between the parties hereto with  
8 respect to the Premises described therein and above (the "**Lease**"). Except as expressly modified by this  
9 Addendum, all other terms and conditions of the Lease shall remain unchanged and in full force and effect. To the  
10 extent the terms and provisions of the Lease and this Addendum conflict, the terms and provisions of this  
11 Addendum shall prevail. The use of any capitalized terms not otherwise defined herein shall have the same  
12 meaning as set forth in the Lease.

13  
14 **1. PET IDENTITY.** Only the animal(s) listed and described below (collectively, the "**Pet**") is authorized under this  
15 agreement. Additional animals must be approved by Landlord in writing in advance of entry upon the Premises.

<u>Permitted Animal Type/Breed</u>	<u>Color</u>	<u>Name</u>	<u>Age</u>	<u>Height</u>	<u>Weight</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

16  
17  
18  
19  
20  
21  
22 **2. TENANT LIABILITY.** Tenant is responsible to ensure that the Pet will not cause danger, damage, nuisance,  
23 noise or health hazard. Tenant agrees to clean up after the Pet and agrees to accept full responsibility and  
24 liability for any damage, injury or actions arising from or caused by the Pet to the Premises, grounds, common  
25 areas, walks, parking areas, landscaping or gardens.

26  
27 **3. REGISTRATION/IMMUNIZATION.** Tenant agrees to register and immunize the Pet in accordance with all  
28 applicable laws and requirements.

29  
30 **4. PET TRAINING AND HISTORY.** Tenant warrants that the Pet is housebroken. Tenant warrants that Pet has  
31 no history of causing physical harm to persons or property, such as biting, scratching, chewing, etc. and further  
32 warrants that the animal has no vicious history or tendencies.

33  
34 **5. MISCELLANEOUS REGULATIONS.** Tenant agrees to observe the following regulations:  
35 **a.** Dogs and cats must be controlled at all times and must be kept on a short leash while in common areas  
36 or on the grounds. Barking dogs will not be tolerated if it is a nuisance to others.  
37 **b.** Proper disposal of cat litter (securely bagged) will be done on a frequent basis. Odors arising from cat  
38 litter will not be tolerated.  
39 **c.** Birds will be properly caged. Seeds and droppings will be shielded or caught to prevent accumulation  
40 and/or damage to carpeting/floors.  
41 **d.** Fish aquariums will not leak and will be cleaned regularly to prevent foul water and/or odors.

_____	_____	Initials	_____	_____	Initials	_____	_____
SELLER/ LANDLORD	SELLER/ LANDLORD					BUYER/ TENANT	BUYER/ TENANT

42 **6. VIOLATIONS.** If any term or condition herein is breached or violated, Landlord shall have the right to require  
43 Tenant to immediately remove the Pet from the Premises. Cancellation of Landlord's permission granted  
44 pursuant to this Addendum will not constitute a waiver of Tenant's responsibility for any damages or any other  
45 right or remedy of Landlord under the Lease.  
46

47 **7. OTHER TERMS, IF ANY.**  
48 \_\_\_\_\_  
49 \_\_\_\_\_  
50 \_\_\_\_\_  
51 \_\_\_\_\_

52  
53 **8. FEES.**  
54 Pet Deposit..... \$ \_\_\_\_\_  
55 Non-refundable "Pet Charge"..... \$ \_\_\_\_\_  
56 Check applicable box to indicate if the Pet Charge is a:  
57  One-time (1x) fee; or  
58  a monthly fee.  
59 Total amount due upon signing..... \$ \_\_\_\_\_  
60

61 Upon execution of this Addendum, Tenant shall deliver the sum(s) set forth above (if any) as the "Pet Deposit"  
62 and/or the "Pet Charge." The "**Pet Deposit**" shall be held by (check one)  Landlord or  Landlord's property  
63 manager, for the Term, as separate and independent security for Tenant's performance of its obligations as  
64 specified in this Addendum with respect to the Pet. Landlord may withhold from the Pet Deposit such amounts as  
65 are reasonably necessary to repair and restore any damage caused by Pet to the Premises, to compensate  
66 Landlord for any claims or damages sustained as a result of Tenant's failure to perform its obligations specified  
67 herein, and as may otherwise be permitted by applicable law. Within thirty (30) calendar days after termination of  
68 the Lease, Landlord shall either return the full amount of the Pet Deposit or furnish to Tenant a written itemized list  
69 of the damages for which the Pet Deposit or any portion thereof is withheld (along with the balance thereof, if any).  
70 Refund may be made by one check, jointly payable to all known persons and entities constituting the Tenant. Such  
71 refund check and any itemization of damages may be mailed to one Tenant only. The Pet Deposit does not  
72 constitute liquidated damages and nothing herein shall limit Landlord's right to recover actual damages in excess  
73 thereof, or permit Tenant to apply any portion thereof in lieu of payment of any Rent due under the Lease. The Pet  
74 Deposit may be held in an interest bearing account. Any interest earned shall be paid to Landlord (or its property  
75 manager if and as so designated from time to time). If Landlord conveys its interest under this Lease, the Pet  
76 Deposit may be turned over to Landlord's grantees or assigns. In such case, Tenant hereby releases Landlord from  
77 any liability and shall look solely to such grantee or assign with respect to the Pet Deposit.  
78

79 The "**Pet Charge**" (if any) is a non-refundable fee and shall be kept and retained by Landlord in all circumstances.  
80

81 **IF YOU ARE DISABLED AND HAVE A "SERVICE ANIMAL", YOU HAVE THE RIGHT TO POSSESS SUCH**  
82 **ANIMAL WITHOUT THE PAYMENT OF ANY FEE. YOU ARE, HOWEVER, STILL RESPONSIBLE FOR ANY**  
83 **DAMAGE OR CLEANING ARISING FROM THE ANIMAL'S PRESENCE ON THE PREMISES. IF YOU CLAIM**  
84 **SUCH DISABILITY, LANDLORD HAS THE RIGHT TO REQUEST VERIFICATION FROM A HEALTH CARE**  
85 **PROVIDER.**

Initials		Initials	
SELLER/ LANDLORD	SELLER/ LANDLORD	BUYER/ TENANT	BUYER/ TENANT

86 \_\_\_\_\_  
 87 **TENANT'S SIGNATURE** Date  
 88 \_\_\_\_\_  
 89 \_\_\_\_\_  
 90 Name of **TENANT** Date  
 91 \_\_\_\_\_  
 92 Notice Address: \_\_\_\_\_  
 93 \_\_\_\_\_  
 94 \_\_\_\_\_  
 95 Mobile Phone: \_\_\_\_\_  
 96 \_\_\_\_\_  
 97 Email: \_\_\_\_\_

\_\_\_\_\_ Date  
**TENANT'S SIGNATURE** Date  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Name of **TENANT** Date  
 \_\_\_\_\_  
 Name of **TENANT** Date  
 \_\_\_\_\_

**LANDLORD:**

**PROPERTY MANAGER:**

98 *(Sign here if Landlord is to sign this Lease and*  
 99 *receive the Security Deposit and all Rent and*  
 100 *Notices in Landlord's Name)*  
 101 \_\_\_\_\_  
 102 Landlord Date  
 103 \_\_\_\_\_  
 104 Print Name: \_\_\_\_\_  
 105 Address: \_\_\_\_\_  
 106 \_\_\_\_\_  
 107 Phone: \_\_\_\_\_  
 108 E-mail: \_\_\_\_\_  
 109 Fax: \_\_\_\_\_  
 110 Cell Phone: \_\_\_\_\_  
 111 Date: \_\_\_\_\_

*(Sign here if Property Manager is to sign this Lease and*  
*receive the Security Deposit and all Rent and Notices*  
*on behalf of Landlord)*  
 \_\_\_\_\_  
**Property Manager's Firm Name**  
 (as authorized agent of Landlord)  
 By: \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

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