
Pet Addendum To Lease Agreement

This ADDENDUM is made on _____ between Landlord and Tenant or Tenants and understood to being included and recognized as Attachment A to modify the Lease (the "Lease") between Landlord and Tenant(s) dated _____ as follows:

I. Authorization of Pet(s) at Property Location:

Landlord grants permission to Tenant to keep the pet(s) described herein on the Premises (also referred to as "Property") subject to the terms and conditions of the Lease and this Addendum. Landlord may revoke permission at any time if Tenant fails to comply with any of the terms of the Lease and this Addendum or if the pet(s) provides a problem or nuisance to roommates or surrounding tenants and no refund will be granted for monies paid.

II. Service, Guide, Signal, or Support Animal:

Under the Americans with Disabilities Act (ADA), the term "pet" excludes a service, guide, signal, or support animal used by Tenant because of blindness, or deafness, or because of a physical handicap, or because the Tenant is a handler or trainer of support or guide animals. The ADA defines "service animal" as a dog that has been individually trained to do work or perform tasks for the benefit of an individual with a disability.

The laws of the State of Georgia make it illegal for a Landlord to refuse to rent property or to otherwise discriminate against any person on the basis of a service animal. Service animals and lease agreements are also guided by federal law under the ADA as well as under the Fair Housing Act.

Is your Dog certified as a Service Animal? Yes or No

Please provide proof and documentation attached to this application.

III. Pet Damages

Tenant is responsible for covering any cost associated with replacement of carpets, repairs or damage for any pet in the leased apartment.

IV. Roommate Agreement for Pet:

Tenant understands that all roommates must agree that a pet be allowed inside the leased property. Written agreement from each roommate must be provided in person or via email. In the event that a roommate has not agreed to have a pet in the unit, the pet must be removed from the property. The tenant with the pet will not be removed from the lease.

Animal Registration

My pet has undergone Hendley Properties pet approval process. I have submitted my pet's picture and vet records to Hendley Properties, and I have paid the \$200 registration fee. I acknowledge that I must pay \$20 per month pet rent if I wish to have my pet live at my Leased Property. I understand that if this pet becomes lost or deceased I may not acquire a replacement pet without consent from Management (an additional pet registration fee and Pet Addendum may be required). I understand that all monies paid and to be paid that are associated with this agreement, only cover the pet listed on this addendum. I will not allow any other pets on the Leased Property.

Type of Animal: _____

Name: _____

Breed: _____

Weight: _____

Color: _____

Pet Owner: _____

Property/Unit #: _____