



**Oak Haven Investments, LLC**

www.OakHavenRentals.com 513-735-0080

### **Permission for Pet(s) Addendum**

*This is a legally binding contract. If any provisions are not understood, legal advice should be obtained.*

The following is an Amendment to the Residential Lease agreement between Oak Haven Investments, LLC and the Tenant(s) listed below for the referenced property and date.

**Tenant's Name** (All persons listed as Tenants on the original lease agreement must be represented on this Amendment):

1) \_\_\_\_\_ 2) \_\_\_\_\_  
3) \_\_\_\_\_ 4) \_\_\_\_\_

**Premises** \_\_\_\_\_

**Contract Date:** \_\_\_\_\_

WHEREAS, the Tenant(s) desires to keep a certain pet described below on the said premises and the Rental Agreement specifically prohibits allowing pets on the premises; the Rental Agreement is hereby amended to grant such permission to the Tenant. In exchange for this permission, the Tenant agrees as follows:

1. To pay additional Pet Fee in the amount of \$ \_\_\_\_\_ per month.
2. To deposit with the Owner/Agent a "Refundable Pet Deposit" in the amount of \$ \_\_\_\_\_ which shall be held as security for the faithful performance of this Pet Agreement.
3. To keep the pet from causing any annoyance or discomfort to others and to immediately remedy any complaints concerning the pet.
4. To keep the pet from damaging any property belonging to the Owner/Agent or others. This includes, but is not limited to, damage to flooring, walls, trim, window treatments, lawn and other landscaping caused by chewing, rubbing, excrement, hair, fleas or other parasites.
5. To immediately pay for any injury, damage, loss, or expense caused by the pet with funds separate from the Pet Deposit or the Pet Fee.
6. To keep the pet under control at all times.
7. To keep the pet restrained when it is outside of the dwelling.
8. Not to leave the pet unattended for any unreasonable periods.
9. To hold the Owner/Agent harmless from all liability arising from the Tenant's ownership or keeping of the pet, including but not limited to any liability resulting from damage or injury caused by the pet or the Owner/Agent turning said pet over to local pet policing authorities should the pet be found unsupervised or uncared for.
10. To dispose of the pet's droppings properly and quickly.

11. To provide to the Owner/Agent a picture of the above named pet.
12. To insure that pet will wear the appropriate Local Animal License, a valid Rabies Tag and tag bearing the owners' name and phone number. All licenses and tags must be kept current.
13. If requested, to provide the Owner/Agent with evidence from the Veterinarian that all necessary shots are current and that the pet does not display a tendency to be aggressive or harmful.
14. To control flea infestation and treat if necessary, and upon demand, any and all areas affected, with full cost to be paid by tenant.
15. Tenant shall be responsible for the entire amount of all damages caused by the pet as well as the entire amount of any injury to individuals or property. Tenant is encouraged to obtain a Pet Liability Policy that can be added as a rider to most renter insurance policies.
16. Pet must be spayed or neutered.
17. Pet shall not create any conflict or disturbance with others and will not threaten any physical harm to anyone.

The permission granted herein shall be limited to a certain pet described below:

Type of Pet: \_\_\_\_\_ Breed: \_\_\_\_\_ Color: \_\_\_\_\_

Name: \_\_\_\_\_ Full-grown Weight: \_\_\_\_\_

Age: \_\_\_\_\_ Sex: \_\_\_\_\_ Neutered: Yes / No (Circle One)

Should the Tenant fail to comply with any part of this Pet Agreement, the Owner/Agent reserves the right to revoke permission to keep the pet. In such event, the Tenant agrees to permanently remove the pet from the premises within seven days of receiving written notice thereof from the Owner/Agent. Failure to comply with same shall be grounds for immediate termination of the Rental Agreement.

I ACCEPT FINANCIAL RESPONSIBILITY FOR THE ENTIRE AMOUNT OF ANY DAMAGES OR INJURY TO PERSONS OR PROPERTY THAT MAY OCCUR BECAUSE OF MY PET. I UNDERSTAND THAT VIOLATIONS OF ANY OF THESE RULES MAY BE GROUNDS FOR REMOVAL OF MY PET AND/OR TERMINATION OF MY TENANCY;

**THIS AGREEMENT** is made in duplicate on this \_\_\_\_ day of, \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
For Oak Haven Investments, LLC

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

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Tenant

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Signature

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Date

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