



Donald J. Leske II / Broker
P.O. Box 44065, Tacoma WA 98448
Direct Line: 253-531-1010 | Fax Line: 253-531-5358
www.BCIrent.com

Pet Addendum

(Addendum to Rental Lease Agreement) THIS AGREEMENT is hereby attached to and made a part of the Rental Lease Agreement dated: _____ by and between BCI PROPERTIES, LLC the Landlord/Agent and;

(print name)the Renter/Resident, for the premises located at;

Address of rental:

. WHEREAS, the landlord agrees that the pet(s) described in paragraph 18 may be permitted on the property. The Rental Agreement is hereby amended to grant such permission to the Resident. In exchange for this permission, the Resident agrees as follows: Tenant may have up to _____pet(s) on designated premises under the following terms and conditions.

Pet Fee Options: (strike one out)

A. To pay additional non-refundable rent in the amount of \$ _____* per pet, per month.

B. To deposit with the Owner/Agent a "Non-refundable Pet Fee", as a one time flat fee, in the amount of \$_____* per pet.

Monthly added rent fee for pets shall stop if Owner/Agent is notified in writing that there is no longer any pets on the property and verified by Landlord. Minimum charge shall be \$250 per pet during the term of the lease/rental, if tenant moves out before one year or if tenant removes the pet(s). When a lease has expired the monthly rent fee for pets shall survive as long as current tenant remains on a month to month basis.

Agreement

1. To keep the pet from causing any annoyance or discomfort to others and to immediately remedy any complaints concerning the pet.
2. To keep the pet from damaging any property belonging to the Owner/Agent or others.
3. To immediately pay for any injury, damage, loss, or expense caused by the pet (all damages not paid by tenant will be deducted from the rental deposit monies).
4. To keep the pet under control at all times.
5. To keep the pet restrained, but not tethered, when it is outside of the dwelling.
6. Not to leave the pet unattended for any unreasonable periods.
7. To hold the Owner/Agent harmless from all liability arising from the Resident's ownership or keeping of the pet, including but not limited to any liability resulting from the Owner/Agent turning said pet over to local pet policing authorities should the pet be found unsupervised.
8. To dispose of the pet's droppings properly and quickly. Tenant will be responsible for any Pet dropping that's are not properly trashed at the time of move out. This may include hiring a outside contractor to clean up.
9. To insure that pet will wear the appropriate Local Animal License and lost tag bearing the owners name and phone number. All licenses and tags must be kept current.
10. To provide the Owner/Agent with evidence of current rabies vaccine.
11. Tenant agrees to control flea infestation and will exterminate if necessary, and upon demand, in any and all areas affected with full cost to be paid by tenant.
12. Tenant agrees that Owner/Agent will not be responsible for the injury, harm, or death of the animal, and agrees to hold Owner/Agent harmless for any damages suffered as a result of any harm caused on the animal or by the animal upon another person, or guest.
13. 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.
14. Tenant is responsible to obtain a Pet Insurance Liability Policy that can be added as a rider to most renter insurance policies.
15. Pet shall not create any conflict or disturbance with others and will not threaten any physical harm to anyone.
16. No Other Animals. Only Dogs, Cat, Fish and Birds.
17. **The following animals are not allowed on property, NO EXCEPTIONS:** Pit Bull, German Shepherd, Boxer, Rottweiler, Chow, Doberman Pincher, Siberian Husky, Akita, Wolf Hybrid or any mix of these breeds.

18. Allowed by Landlord:

1st Pet - Type of Pet: _____

Breed: _____

Color: _____ Age: _____ Sex: _____

Neutered: Yes No Declawed: Yes No License #: _____

2nd Pet - Type of Pet: _____ Breed: _____

Color: _____ Age: _____ Sex: _____

Neutered: Yes No Declawed: Yes No License #: _____

Should the Resident fail to comply with any part of this Pet Agreement, the Owner/Agent reserves the right to revoke permission to keep the pet and/or consider tenant in Breach of Rental/Lease Contract. In such event, the Resident agrees to permanently remove the pet from the premises within 48 hours of receiving a written notice thereof from the Owner/Agent; failure to comply shall then be grounds for immediate termination of the Rental Lease 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.

RESIDENT/LESSEE

Print Name: _____

Signature : x _____ Date: _____

OWNER/LESSOR/LANDLORD

Print Name: _____

Signature : x _____ Date: _____

*Pet fees shall be held for cleaning above and beyond basic due to pet related smells, dander and/or pet related issues of the interior and exterior of rental. This does not cover actual damages which will be charged to tenant in addition to these extra cleaning fee(s).

NOTARY; Notary is required for any agreements over one year in length. However, when a lease has expired the monthly rent fee for pets shall survive as long as current tenant remains on a month to month basis.

Notice: This form is not to be used for Service Animals which are not considered pets by Law and are a protected class. Tenants must notify Landlord if they have or plan to have a Service Animal so that provisions can be made if needed for that accommodation, but Landlord will never ask what the disability or need is. Service animals must be accompanied by a Doctors Letter which will attest to the need.