

OPSPLY TEMPLATES

Pet Addendum Template

Protect your property. Give pet owners peace of mind.
Add clear pet terms to any residential lease in minutes.

\$15

One-Time Purchase

PDF

Ready to Use

~10 min

To Complete

OVERVIEW

What Is a Pet Addendum?

A pet addendum is a legal supplement to a residential lease agreement that sets the specific terms under which a tenant may keep one or more pets on the property. It protects landlords from unreported damage and gives pet-owning tenants a clear written agreement that can't be disputed later.

Why You Need One

- ✓ A verbal "yes, you can have a cat" is unenforceable
- ✓ Pet damage claims require written pre-authorization to hold up
- ✓ Without it, landlords can't legally charge a pet deposit in many states
- ✓ Tenants without written approval risk eviction notices over undisclosed pets

Legal disclaimer: This template is provided for informational purposes only and does not constitute legal advice. Pet laws vary significantly by state and locality. Consult a licensed attorney before execution.

WHAT'S INSIDE

Every Section You Need



Pet Identification

Species, breed, name, weight, age, and vaccination records



Pet Deposit & Fees

Refundable deposit amount, monthly pet rent, and non-refundable fees



Tenant Responsibilities

Waste disposal, leash rules, noise complaints, and common area conduct



Damage Liability

Clear assignment of responsibility for pet-related damage beyond normal wear



Prohibited Breeds / Limits

Number of pets allowed, weight limits, and restricted breed clauses



Signature Block

Landlord and all tenants sign — binding supplement to the original lease

Pet Addendum to Lease Agreement

This Pet Addendum ("Addendum") is made part of the Residential Lease Agreement ("Lease") dated **[DATE OF ORIGINAL LEASE]**, between:

Landlord: _____

Tenant(s): _____

Property Address: _____

1. Authorized Pet(s)

Tenant is hereby authorized to keep the following pet(s) at the Property:

Pet 1: Name: _____ Species/Breed: _____ Weight: _____ Age: _____

Pet 2: Name: _____ Species/Breed: _____ Weight: _____ Age: _____

Vaccination records on file: ☐ Yes ☐ No

No additional pets are permitted without prior written consent from the Landlord.

2. Pet Deposit & Fees

REFUNDABLE PET DEPOSIT

\$ _____

Due: _____

MONTHLY PET RENT

\$ _____

Per month, added to rent

The refundable pet deposit will be returned within **[X days]** after Tenant vacates the Property, less any deductions for pet-caused damage beyond normal wear and tear.

3. Tenant Responsibilities

- Tenant shall ensure pet(s) do not cause excessive noise, odors, or disturbance to neighboring tenants.
- All pet waste must be cleaned up immediately and disposed of properly.

- Pet(s) must be kept on a leash in all common areas of the property.
- Tenant is responsible for any damage caused by pet(s), including but not limited to: carpet staining, scratched flooring, chewed woodwork, and flea infestation.
- Tenant shall ensure all vaccinations and licensing required by local ordinance are current at all times.
- Pet(s) shall not be left unattended for extended periods that cause disturbance.

4. Damage Liability

Tenant agrees to be fully liable for any and all damage caused by the authorized pet(s) to the Property, common areas, or the belongings of other tenants or visitors. This liability survives the termination of the Lease and this Addendum.

5. Breed & Weight Restrictions

Prohibited breeds (if any): _____
Maximum weight per pet: _____ **lbs** Maximum number of pets: _____

Landlord reserves the right to revoke this Addendum with **[X days]** written notice if Tenant fails to comply with any of the above terms.

6. Signatures

Landlord Signature

Tenant Signature

Date

Date

More Templates at Opsply

Get the full Landlord & Renter Essentials Pack — 9 personal real estate templates for landlords, tenants, and roommates.

LANDLORD & RENTER BUNDLE

\$79

All 9 personal real estate templates

opsply.com/templates →

Legal disclaimer: All templates are provided for informational purposes only and do not constitute legal advice. Laws vary by state. Consult a licensed attorney before executing any agreement.