

**PET ADDENDUM**

The Addendum to the Deed of Lease, by and between \_\_\_\_\_, Landlord,  
and \_\_\_\_\_ Tenant,  
dated \_\_\_\_\_ for the property located  
\_\_\_\_\_ (Premises)

Landlord hereby grants permission for Tenant to keep the pet(s) described below and only upon the terms and conditions as set forth below:

**1. DESCRIPTION.** It is understood that Tenant will keep pet(s) on the Premises, described as:

Breed of Pet: \_\_\_\_\_  
Color: \_\_\_\_\_  
Weight: \_\_\_\_\_  
Name of Pet: \_\_\_\_\_

Breed of Pet: \_\_\_\_\_  
Color: \_\_\_\_\_  
Weight: \_\_\_\_\_  
Name of Pet: \_\_\_\_\_

Tenant further understand(s) that the weight of the Pet(s) is not to exceed \_\_\_\_\_ pounds fully grown.

**2. ADDITIONAL SECURITY DEPOSIT.** An additional security deposit of \_\_\_\_\_ is required, which must be paid upon signing this Addendum. This deposit will be held by \_\_\_\_\_ until the Tenant has vacated the premises and an inspection of the premises has been completed. This deposit will be treated as a security deposit under the provisions of the Deed of Lease and applicable Virginia Law.

**3. ADDITIONAL FEE.** A nonrefundable fee in the amount of \$ \_\_\_\_\_ is required, which must be paid upon signing this Addendum.

**4. TENANT RESPONSIBILITIES.** Tenant further agree(s):

A. Tenant agrees to arrange for and pay the costs of having the premises de-flead and de-ticked by a professional exterminator acceptable to the Landlord at the termination of occupancy. A paid receipt must be provided to the Landlord before the Additional Security Deposit is returned.

B. Tenant agrees to arrange for and pay the costs of having the existing carpeting in the premises cleaned and deodorized by a professional company acceptable to the Landlord at the termination of occupancy. A paid receipt must be provided to the Landlord before Additional Security Deposit is returned.

C. Tenant agrees to assume all liability and responsibility for any damage to the property caused by the pet(s) including, but not limited to, odors and damage to carpets, flooring, screens, glass, and woodwork.

- D. Tenant will remove or secure any pet(s) on the premises when property is on the market for sale or rent, or when repairs and/or inspections are scheduled.
- E. Pet(s) must not interfere with the quiet enjoyment and convenience of neighbors. Tenant will become familiar and comply with the laws, rules and regulations of all state, local, county or city authorities, homeowners and condominium associations.
- F. Tenant must promptly dispose of any pet excrement in a sanitary manner. Pet(s) will be fed indoors only. Food will not be left outdoors. Rodents are attracted by pet excrement and food.

- 5. **LIABILITY INSURANCE.** Pursuant to the terms of the Rental Application, Tenant must obtain property and liability insurance (Renter’s Insurance). In addition the Tenant must obtain liability insurance for all dogs subject to this Addendum.
- 6. **REVOCAATION.** The Landlord reserves the right to revoke permission to keep the pet(s) and/or terminate the Deed of Lease for violation of this Addendum.
- 7. **MISCELLANEOUS.** All other terms and conditions of the Deed of Lease remain in full force and effects.

**SIGNATURES:**

**LANDLORD:**

**TENANT:**

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