

PET ADDENDUM

This Pet Addendum (“Addendum”) is attached to and is part of the Lease (“Lease”) dated _____, 20__ between Armadillo Property Management Inc. (“Landlord”) and _____ (“Resident”).

Resident desires to keep the following described pet or pets (collectively, “Pet”) in the Premises Resident occupies under the Lease, which Landlord agrees to permit subject to the Lease and Addendum:

Type: _____ Breed: _____

Name: _____ Weight: _____

Type: _____ Breed: _____

Name: _____ Weight: _____

Type: _____ Breed: _____

Name: _____ Weight: _____

The Lease prohibits keeping pets without the Landlord’s permission, which may be withheld for any reason. Landlord is willing to allow Resident to keep the above-described Pet on the condition that Resident agrees to comply with all the following provisions, in addition to the Lease:

1. **To pay additional monthly pet rent of \$35.00 or 1.5% of base rent, whichever is higher (“Pet Rent”), due in advance on or before the 1st day of each month, in addition to Rent. Pet Rent shall be due and payable in the same manner as Rent, as set forth in Section 4 of the Lease.**
2. To deposit with Landlord \$300.00 as an additional security deposit as set forth in the Lease, which shall be held as security for the faithful performance of this Addendum. The tenant will be charged a black light fee to examine the property for pet waste upon move-out if pet waste or pet odor is present. Tenant further agrees that the additional security deposit required by this Addendum may be used for any purpose allowed by Security Deposit section of the Lease and Colorado law.
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 Landlord and all others.
5. To immediately pay for any injury, damage, loss, or expense caused by the Pet.
6. To keep the Pet under control at all times.
7. To keep the Pet restrained, but not tethered, when it is outside of the dwelling.
8. Not to leave the Pet unattended for any unreasonable periods.
9. To hold Landlord harmless from all liability arising from the Tenant’s ownership or keeping of the Pet, including but not limited to any liability resulting from the Landlord turning Pet over to local animal control authorities should the Pet be found unsupervised.
10. To dispose of the Pet’s droppings properly and immediately. Any pet waste inside the Premises shall be a material default under the Lease.
11. To provide to Landlord a picture of the Pet.

12. To ensure 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. To provide Landlord 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. 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.
15. Tenant agrees that Landlord will not be responsible for the injury, harm, or death of the animal, and agrees to hold Landlord harmless for any damages suffered as a result of any harm caused on the animal or by the animal upon another person, guest or employee. 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/neutered and of at least one year in age.
17. Pet shall not create any conflict or disturbance with others and will not threaten any physical harm to anyone.
18. A violation of the Addendum is a material default under the Lease.

Should the Tenant fail to comply with any part of this Pet Addendum, Landlord 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 the 5 days of receiving written notice from the Landlord. Failure to comply with same shall be grounds for termination of the Lease.

LANDLORD:

RESIDENT:

 Armadillo Property Management Inc.

By:

Authorized Agent

This form has not been approved by the Colorado Real Estate Commission. It was drafted by legal counsel Johnson Muffly & Dauster, PC, legal counsel for broker Beverly Perina, broker, Armadillo Property Management Inc. It may not be altered other than by completing any blank spaces in the form.