OKLAHOMA REAL ESTATE COMMISSION

This is a legally binding Contract; if not understood, seek advice from an attorney.

PET ADDENDUM

This Ad	dendum is attache	ed to, and a part of, a Leas	e Agreement dated	·····	
betwee	n			as	Owner/Owner's Broker and
				as Tenant for the Pre	emises commonly known as
	ner/Owner's Broke ed by the Tenant.	er grants the undersigned T	enant permission to keep th	ne following pet(s) as v	rerified in the Pet Application
	TYPE	AGE	BREED	NAME	SIZE/COLOR
The und	\$understands that	at no time will Owner/Own	ditions: Fee for each pet, for a tota er's Broker refund the Pet I t understands Pet Fee is no	Fee, even if Tenant ren	noves the pet, or the pet
2.	Tenant understar vacancy due to the cleaned, and dec	ne occupancy of a pet on the occupancy of a pet on the odorized by a professional of	for professional carpet cleane Premises. Tenant also a carpet cleaning company a er/Owner's Broker as proof	grees that they will have oproved by Owner/Ow	
3.	permission of the	is to keep only the animals specifically listed above, and CANNOT substitute any other animal/pet without sion of the Owner/Owner's Broker. No other pet(s) or offspring, not even for temporary care, will be permitted the Owner's/Owner's Broker's permission.			
4.		cannot "babysit" or do any caretaking of any animal, bird or pets of any nature, for another party on the Premises riend, relative or acquaintance at any time without Owner's/Owner's Broker's written permission.			
5.		nt agrees to keep their pets under control at all times, and abide by the County or City codes pertaining to animals, enant agrees to keep their pet restrained when it is outside of the dwelling.			
6.	Tenant agrees to	agrees to dispose of all pet feces properly and promptly, even if it is not from his/her pet.			
7.	annoyance, or nu	uisance to any other Tenant	e pet to cause any damage to the Premises, nor allow the pet to cause any discomfort, y other Tenant on the Premises or any neighboring properties (i.e. barking, growling, enant will immediately remedy any complaints made through the Owner/Owner's Broker.		
8.	should the pet ca		a renter's insurance policy e policy must be paid in adv resides on the property.		
9.			ions as set forth by any Ne t rules may apply to the Ter		wner's Association and it is
10.			r that the pet(s) listed abov ut not limited to, the County		opropriate vaccinations
11.	Owner/Owner's E	Broker reserves the right to	revoke permission to keep	the pet should the Ter	nant break this agreement.
12.	Tenant agrees to	remove the pet if there is a	any incident or report of viol	ent behavior of the pe	t(s).
13.			d Owner/Owner's Broker har another party due to any a		
14.	In any action or p	proceeding arising out of th	is agreement, the prevailing	party shall be entitled	d to reasonable attorney's
15.	Tenant agrees to	arrange for pet care when	maintenance or other emp	oyees need to enter th	ne Premises.
Tenai	nt Initials	Tenant Initials	_ Owner	Initials Ov	vner Initials

Property Address _____

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Owner/Owner's	Broker's	Remedies	tor vio	iation:

Tenant Signature

- 1. Removal of Pet by Tenants. If, in the Owner's/Owner's Broker's sole judgment, any rule or provision of this Pet Agreement is violated by Tenants or their guests, Tenants shall immediately and permanently remove the pet(s) from the Premises upon written notice from Owner/Owner's Broker. The requirement of removal shall not relieve Tenant of any liabilities regarding the lease agreement (i.e. Tenant cannot abandon the lease because of being required to remove the pet(s).
- 2. Removal of Pet by Owner/Owner's Broker. If, in the Owner's/Owner's Broker's sole judgment, Tenants have abandoned the pet(s), left it for any extended period without food or water, failed to care for it if it is sick, or left it unattended in violation of the rules herein, then Owner/Owner's Broker may, upon one (1) day's prior written notice left in a conspicuous place, and in accordance with the terms of the lease dealing with entry of the Premises, enter the dwelling unit to remove the pet(s), and turn the pet(s) over to the humane society or local authority. Owner/Owner's Broker shall not be liable for loss, harm, sickness, or death of the pet(s) unless due to Owner/Owner's Broker's negligence.
- 3. Cleaning and Repairs. Tenant shall be jointly and separately liable for the entire amount of all damages caused by the pet(s). If any item cannot be satisfactorily cleaned or repaired, Tenants must pay for complete replacement of the item. If urine odor is detectable, carpet may be replaced at a cost to the Tenant, and Tenant may be liable for any additional costs associated with urine odor removal.
- **4. Injuries.** Tenants shall be strictly liable for the entire amount of any injury to any person or property caused by the pet, and shall indemnify Owner/Owner's Broker for all costs resulting from it.
- 5. Move-out. Having a pet(s) causes abnormal wear and tear to carpeted areas. After Tenants vacate the Premises, they shall provide proof of professional carpet cleaning to the Owner/Owner's Broker. Any costs associated with cleaning, flea removal, deodorizing, or any other sanitization to ensure the elimination of possible health hazards for future Tenants will be subtracted from Tenant's security deposit.
- Tenants. If there is a violation of any rule or provision of this Pet Agreement, Owner/Owner's Broker shall, in addition to the foregoing, have all rights and remedies set forth in the Lease Agreement for violations thereof.

Date

Owner Signature

Other remedies. This Pet Agreement is an Addendum to the Lease Agreement between the Owner/Owner's Broker and

Tenant Signature	Date	Owner Signature	Date
Tenant Initials	Tenant Initials	Owner Initials	Owner Initials

Date