

Media Real Estate Company
Pet Addendum to Residential Lease Agreement

PROPERTY: _____
MANAGEMENT: **MEDIA REAL ESTATE COMPANY**
RESIDENT(S): _____
DATE OF LEASE: _____
DATE OF ADDENDUM: _____

1. ALLOWANCE OF PET(S):

- Management agrees that the Pet(s) described in **Paragraph 7** may be permitted on the Property.
- Resident may not have any other pet(s) on any part of the property without Management's written permission.
- No more than 2 pets are allowed.
- Maximum weight of each pet may not exceed 40 pounds.

2. LOCATION OF PET(S):

- Pet(s) will be kept inside the property at all times, except when on a leash or otherwise restrained by and under the full control of Resident.
- Pet(s) may not be tethered when outside of Resident's dwelling.

3. RESIDENT'S DUTIES:

- Resident will clean up after the pet(s) in any area of the Property, including common areas.
- Resident will dispose of pet's droppings properly and immediately.
- Resident will not leave food or water for the pet(s), or any other animal outside of dwelling.
- Resident will keep pet(s) from causing any annoyance or discomfort to others and will remedy immediately any complaints made through the Management.
- No offspring allowed.

4. LOSS OR DAMAGE:

- Resident is responsible for any loss or damaged caused by the pet(s).
- Resident agrees that Management bears no responsibility for any damages, injury, or nuisance caused by the pet(s).

5. REMOVAL OF PET(S):

- If Management determines that the pet(s) is annoying, bothersome, or in any way a nuisance to others, Management will notify Resident in writing and Resident will remove the pet(s) immediately from the Property.
 - Resident's failure to remove the pet(s) from the Property is a breach of the Lease, and Management will have all remedies as stated in the Lease.
- All other terms and conditions of the Lease will remain in full force and effect.

6. ADDITIONAL FEES/CHARGES:

- Resident will pay \$_____ as a **NON-REFUNDABLE** Pet Fee for each pet in addition to other deposits required by the Lease.
- Any part of the property or any common areas fouled by the pet(s) will be professionally cleaned and treated immediately. This will include carpet cleaning, treatment of flea infestation, or any other treatment as deemed necessary by Management in order to return Property to original condition.
- The cost of the cleaning and/or treatment will be applied to Resident's rental account as additional cost and must be paid by Resident immediately upon demand by Management.

7. DESCRIPTION OF PET(S):

TOTAL NUMBER OF PET(S) _____

A. Type of Pet	Cat	Dog	Other	Breed _____
Name of Pet	_____			Age _____ Weight _____
Color	_____			License Number _____
Sprayed/Neutered?	Yes	No		Declawed? Yes No

B. Type of Pet	Cat	Dog	Other	Breed _____
Name of Pet	_____			Age _____ Weight _____
Color	_____			License Number _____
Sprayed/Neutered?	Yes	No		Declawed? Yes No

Management reserves the right to revoke permission to keep said pet(s) should Resident violate this Agreement.

All other terms and condition of the Lease remain unchanged and in full force and effect. Resident and Management have read and understand the notice and explanatory information set forth in the Addendum.

Name of Resident

Date _____

Name of Resident

Date _____

Manager as Agent for Owner

Date _____

Initials _____

NOTICES AND INFORMATION

NOTICE: Guide/Support Animals

Pennsylvania law makes it illegal for a landlord to refuse to rent or otherwise discriminate against any person on the basis of the use of a guide animal because of blindness or deafness, or use of a support animal because of a physical handicap or because the user is a handler or trainer of support or guide animals.

NOTICE: Dangerous Dogs

Pennsylvania law makes it a summary offense for harboring a “dangerous dog: Under no circumstance is a “dangerous dog” permitted on the Property. A dog is considered dangerous under 3 P.S. 459-502-AS where:

- A. The dog has done one or more of the following:
 - Inflicted severe injury on a human being without provocation on public or private property
 - Killed or inflicted severe injury on a domestic animal without provocation while off his owner’s property.
 - Attacked a human being without provocation
 - Been used in a commission of a crime

- B. The dog has either or both of the following:
 - A history of attacking human beings and/or domestic animals without provocation
 - A propensity to attack human beings and/or domestic animals without provocation. A propensity to attack may be proven by a single incident of the conduct described in paragraph A.

Initials _____