

PET ADDENDUM-OREGON

Property / Landlord Name: _____

Resident Name(s): _____

Address: _____ Unit: _____

DEPOSIT - A refundable security deposit in the amount of \$_____ shall be added to any existing security deposit and will secure all of the Resident's obligations under the Rental Agreement, this Pet Addendum, and the landlord tenant law.

RENT - Monthly pet rent of \$_____ will be paid by the Resident and will be due with the regular monthly rent. Pet Rent will be due with the regular monthly rent. Pet Rent will cease if the Resident provides acceptable proof that the pet has died or been permanently removed from the Premises.

ACCOUNTING

Pet Rent from _____ to _____	\$ _____
Refundable Security Deposit	\$ _____
Total 1 st Payment	\$ _____

DESCRIPTION OF PET(S) RESIDING IN MY UNIT (PET WILL NOT EXCEED _____ LBS):

Type/Breed _____ Size _____ Age _____ Weight _____ Color _____ Name _____

Spayed/Neutered: Yes No Vaccinations: Yes No License Number: _____

Type/Breed _____ Size _____ Age _____ Weight _____ Color _____ Name _____

Spayed/Neutered: Yes No Vaccinations: Yes No License Number: _____

The Resident(s) Agrees to the following:

- Animal: Only the above-described animal(s) shall reside within Resident's premises. Resident represents and warrants that said animal has no history of aggressive, threatening, and/or violent behavior. At all times, said animal must be, and remain properly licensed, and have all shots, as set forth in any applicable law(s).
- Control / Local and state laws: Whenever the animal is outside Resident's dwelling unit, it must be kept under Resident's control. However, Resident shall not tie or chain the animal to any portion of the exterior of the building. Residents/ pet owners shall comply with any and all federal, state or local laws regarding pet ownership (e.g., licensing requirements, leash laws, scoop laws, etc.).
- Waste: Resident shall not allow the animal to deposit waste or excrement anywhere on the premises and/or common areas. In the event this occurs by accident, Resident shall properly and quickly dispose of any such waste or excrement. Resident shall properly and quickly dispose of any waste that is inside the premises and that accumulates in any tray, box, pan, or related depositories.
- Noise/Disturbances/Threatening Conduct: Any nuisance, disturbance, excessive noise, threatening conduct, and/or injury, that may disturb or injure other Residents, guests, management, or other animals on or near the property, shall constitute a violation of both this Agreement and the parties' Rental Agreement. No animal with a history of threatening, aggressive, injurious, and/or violent behavior will be allowed. In making a decision on whether to approve a Resident's request to keep a dog, management will take into account the dog's temperament. Dog breeds considered to be dangerous, including but not limited to Pit Bulls, Rottweilers, German Shepherds, Mastiffs, Boxers, Great Danes, Dobermans and Akitas, are strictly prohibited.
- Notification to Landlord: In the event the animal injures any person or animal, and/or damages any property, Resident shall immediately notify Landlord of said fact.
- Damage/Injuries: Resident shall be solely responsible for, and shall pay for, any and all damages or injuries caused by the animal. Resident, Resident's guests and invitees shall defend, hold harmless, and indemnify Landlord, Owner and their agents, from and against any claims, actions, suits or demands, and shall pay for all legal fees, costs and disbursements incurred in conjunction with the investigation, response to, and/or defense thereof, which arise and/or relate in any manner to any damage and/or injury caused by the animal, whether said animal is owned, kept, housed, and/or maintained by Resident, Resident's guest's and/or invitees.
- Incorporation: This agreement is incorporated into, and shall become part of, the parties' Rental Agreement. Failure to comply with the terms of either agreement shall allow Landlord to revoke permission to keep the animal and/or to terminate Resident's tenancy.
- Insurance: Before the pet is allowed to reside in the unit, Resident shall provide to Landlord proof that Resident has procured, and currently maintains, liability insurance, with no less than \$100,000 liability, to cover any damage or injury caused by the pet. To the extent possible, Landlord, it's owners and agents shall be named as additional insured. Resident shall hereafter provide proof and verification of continued coverage (a) any time a declaration page is reissued, and/or (b) within Pet Addendum ten calendar days following any request from Landlord for the same. The company or agent shall be instructed to notify the Landlord directly of any lapse of insurance if that is possible.

This agreement is incorporated into and shall become part of the Rental/Lease Agreement executed between the parties.

Resident Signature Date

Landlord Date