

Pet Addendum to a Rental Agreement

This pet addendum is an amendment to the rental agreement dated _____

between _____ and _____
NAME(S) OF PET OWNER (OWNER)

covering the premises known as 454 Three Ridges, Wintergreen, VA for the pet (include name, breed,

and license number) _____

who will be the only animal allowed on the property during the duration of the rental period. This animal's medical needs and/or routine health maintenance are currently under the care of:

VETERINARIAN

ADDRESS

PHONE

1. Renter has completed this form and has been granted permission by the owners to keep the pet(s) specified below under the following terms and conditions:
 - a. That the pet will be allowed out of 454 Three Ridges unit or yard only under the complete control of a responsible human companion and on a hand-held leash or in a pet carrier.
 - b. That any damage to the exterior or interior of the premises, grounds, flooring, walls, trim, finish, tiles, carpeting, or any stains, etc., caused by the pet will be the full financial responsibility of the renter and that renter agrees to pay all costs involved in the restoration to its original condition. If because of any such stains, etc., said damage is such that it cannot be removed, then renter hereby agrees to pay the full expense of replacement.
 - c. That the renter will permit the owners to professionally treat the premises, including grounds (if any), for fleas and ticks, and clean all carpets when renter(s) vacates the premises. The contractors used will be the owner's contractors, and the cost will be competitive and borne by the renter.
 - d. That the renter will provide ample food and water, and will not leave pet unattended for any undue length of time. Renter will diligently maintain cleanliness of litter boxes as well as pet sleeping and feeding areas. Renter will prevent pets from engaging in behaviors or creating excessive noise at a level that disturbs neighbors, including, but not limited to, barking, jumping, and running.
 - e. That, if there is reasonable cause to believe an emergency situation exists with respect to the pet, and if efforts to contact the renter are unsuccessful, the owners or the owners' agents may contact the local animal control authority and assist its staff in entering 454 Three Ridges, Wintergreen, VA. Examples of an emergency situation include suspected abuse, abandonment, fire or other disaster, or any prolonged disturbance. If it becomes necessary for the pet to be boarded, any and all costs incurred will be the sole responsibility of the renter.
 - f. That the renter agrees to indemnify, hold harmless, and defend owners or owners' agents against all liability, judgments, expenses (including attorney's fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by the renter's pet(s).

- g. That if a dispute arises out of this contract that cannot be settled through negotiation, the owners and renter agree first to try in good faith to settle the dispute by mediation administered either by a local mediator or by the American Arbitration Association under its commercial mediation rules. If the parties cannot agree on which agency shall administer the mediation, the _____ (owners' or renter's) choice shall govern.

Number(s) we can reach you at while staying in Wintergreen

I have read and understand the policies related to keeping pets in this rental property, and I and members of my household promise to fully comply.

PRINTED NAME

SIGNATURE OF PET OWNER

DATE

APPROVED BY

DATE