

PET ADDENDUM

Premises: _____

This Addendum is attached to and made a part of the Residential Rental Contract ("Contract") between Landlord and Tenant for the Premises.

Landlord agrees that Tenant shall be permitted to keep a pet of the type described below on the Premises on the following terms and conditions:

1. Permitted Pet/Removal:

a. Type Of Pet Permitted: _____

b. The Tenant shall remove any pet previously permitted within _____ hours of written notification from the Landlord that the pet, in the Landlord's sole judgment, creates a nuisance or disturbance or is, in the Landlord's opinion, undesirable. If the pet is caused to be removed pursuant to this paragraph, the Landlord shall not be required to refund the Pet Fee; however, the Tenant shall be entitled to acquire and keep another pet of the type previously authorized.

2. Pet Fee: Tenant shall pay a nonrefundable pet fee in the amount of \$ _____ ("Pet Fee"). Tenant acknowledges that the amount of the Pet Fee is reasonable and agrees that the Landlord shall not be required to refund the Pet Fee in whole or in part. Tenant agrees to reimburse Landlord for any primary or secondary damages caused by any pet kept by Tenant on the Premises, whether the damage is to the Premises or to any common areas used in conjunction with them.

3. Indemnity: Tenant agrees to indemnify and hold Landlord and Landlord's agents harmless from any liability to third parties which may result from Tenant's keeping of such pet.

4. Insurance: If Tenant is required to obtain and maintain a renter's insurance policy, Tenant understands and agrees that the policy will include coverage for bodily injury and property damage caused by such pet.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION.

TENANT: _____ (SEAL) LANDLORD: _____ (SEAL)
Date: _____ (SEAL)
Date: _____ (SEAL)
Date: _____ (SEAL)
Date: _____ (SEAL)
Date: _____ (SEAL)
By: _____, AGENT
Date: _____ (SEAL)

