

ADDENDUM TO LEASE - PETS

THIS ADDENDUM TO LEASE made this _____ day of _____, 20_____, to a written lease dated the _____ day of _____, 20_____, ("the Lease") by and between _____ ("Landlord") and _____ ("Tenant").

1. Permission to Maintain Pet: Subject to the terms and conditions of this Addendum and the Lease, Landlord hereby grants to Tenant a revocable license to maintain a domestic pet(s) upon the premises during the tenancy of the Lease, as follows (*Landlord and Tenant to initial applicable lines below*):

_____/_____() dog(s) not to exceed _____ lbs.; **OR**
[Note: Pit Bull Terriers are not allowed under the laws of Prince George's County]
 _____/_____() cat(s); **OR**
 _____/_____() caged bird(s); **OR**
 _____/_____() aquarium(s) not to exceed 10 gallons each; **OR**
 _____/_____() other, described as follows: _____

2. Revocable License: Landlord, at any time during the term of the tenancy, with or without cause, shall have the absolute right, at Landlord's sole election, to revoke the license granted to Tenant in Section 1 of this Addendum to maintain pet(s) upon the leased premises by written notice to Tenant at the address of the leased premises. Upon receipt of such written notice, Tenant shall remove the pet(s) from the leased premises for the remainder of the term of the Lease within thirty (30) days from the date of mailing or personal delivery of said written notice. In the event Tenant fails to remove the pet(s) within the required time period, such failure shall be a material breach of this Addendum and the Lease, and Landlord may exercise any and all available remedies at law or as contained in the Lease.

3. Terms of License Granted: The grant of the revocable license by Landlord to Tenant to maintain one or more pet(s) on the leased premises, shall, at all times, be subject to the strict and faithful performance by Tenant of the following terms:

- a. Dog(s) and cat(s) shall be duly licensed as required by the applicable County or municipal law and regulations and shall be vaccinated, as required by law, for rabies and any and all other vaccinations as required by law. If required by law, dog(s) and cat(s) shall be collared and shall display a required vaccination medallion(s) as issued by the applicable County or municipal agency.
- b. Dog(s) and cat(s) shall be leashed when outside (unless the premises has a fenced yard, in which event, the pet(s) must be confined to the fenced area). Tenant shall clean up all fecal matter deposited by pet(s), regardless of where the deposit is made.
- c. All dog(s) and cat(s) shall be maintained in accordance with all condominium association and/or homeowner association rules and regulations, a copy of which Tenant was provided at the time the Lease was signed, and Tenant acknowledges receipt thereof. Any fine(s) imposed for violation(s) of such rules and regulations shall be paid by Tenant as additional rent under the terms of the Lease.
- d. Dog(s) and cat(s) must be neutered.
- e. Bird(s) shall be caged at all times.
- f. Aquarium(s) shall be properly maintained at all times.

4. Liability Insurance: Tenant, at Tenant's expense, shall obtain and shall maintain during the term of the Lease, liability insurance, naming Landlord as an additional insured and shall indemnify and hold Landlord harmless from all costs, expenses, including medical and reasonable attorneys' fees and court costs, damages, judgments, and causes of action, arising directly or indirectly, from death or injury to property damage caused by any pet(s) to third person(s) while on the leased premises or off the leased premises, and Tenant shall provide written evidence of such insurance to Landlord within seven (7) days from the date of this Addendum. For dog(s) and cat(s), the minimum insurance amount(s) shall be \$_____ per claim, and \$_____ aggregate, per year.

5. Damage to Premises: Tenant covenants and agrees that Tenant shall be solely responsible for all damage(s) caused to the leased premises by any pet(s) maintained, including, but not limited to, odor; stained carpeting; baseboards; molding; hardwood flooring; trim; doors; screens; contents and furnishings of leased premises; plumbing; shrubbery; grass and landscaping. Any such damage shall be deducted from the rental security deposit in accordance with Maryland law. **[Note: Under Maryland law, Landlord may not collect a security deposit in an amount in excess of two (2) months' rent, INCLUDING PET DEPOSIT.]**

6. Tenants With Physical or Mental Handicap: Under Federal, State and some local County fair housing laws, if a tenant diagnosed with a qualifying physical or mental handicap requires the assistance of an animal to assist in Tenant's daily life activities due to such disability, Landlord may not deny Tenant the right to have the animal on the premises. In such event, Tenant shall provide Landlord with a written statement from the treating professional confirming the assistance of such animal and the type of animal required. Upon such written evidence of the requirement of such animal, the provisions of Section 2 of this Addendum shall not be applicable provided Tenant complies with the requirements of Sections 3 and 5 of this Addendum. However, the animal permitted shall be solely the animal as identified in the written statement from the treating professional.

_____ Tenant	_____ Date	_____ SEAL	_____ Tenant	_____ Date	_____ SEAL
_____ Owner/Authorized Representative	_____ Date	_____ SEAL	_____ Owner/Authorized Representative	_____ Date	_____ SEAL



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