

CAT ADDENDUM

THIS ADDENDUM TO LEASE AGREEMENT, made this _____ day of _____, 200____, between,

_____ (Landlord) and _____ (Tenant).

WHEREAS, by lease agreement dated _____ (the Lease), Landlord did lease unto Tenant the premises known as

_____ (the Premises); and

WHEREAS, Landlord prohibits pets in or about the Premises without the prior written permission of Landlord; and

WHEREAS, Tenant desires to maintain a cat in the Premises, and

WHEREAS, Landlord does hereby grant permission to Tenant to maintain one cat in the Premises pursuant to the conditions, representation and regulations set for below, which conditions, representation and regulations Tenant does agree to comply with.

1. Tenant hereby posts an additional security deposit in the amount of \$_____.
2. The cat will be kept inside the Premises except when walked on a short leash or carried in an air kennel outside the Premises.
3. Written verification from the cat’s veterinarian, that the cat has been neutered/spayed, must be provided to Landlord.
4. All fecal matter, dirt or debris left or caused by the cat will be cleaned by Tenant and disposed of in the appropriate receptacles.
5. Any damages caused by the cat will be paid by Tenant upon demand of Landlord.
6. Should the cat pose a nuisance to other residents or the Landlord, or should Landlord deem it advisable or appropriate, in its sole and absolute discretion, to withdraw its permission for Tenant to keep and maintain the cat, Tenant will remove the cat from the Premises upon demand by the Landlord, and will not permit the cat to again be brought upon the Premises. Should such removal become necessary, in the sole and absolute discretion of the Landlord, Tenant understands that all terms of the Lease will remain binding and in full force and effect.
7. In the event that Tenant fails or refuses to remove the cat after demand having been made by the Landlord, the Landlord may, but is not obligated to, have the cat removed and boarded at an animal hospital or shelter at Tenant’s expense and apply any portion of Tenant’s security deposit toward such purpose.
8. Notwithstanding the foregoing, Tenant’s refusal to remove such cat, after demand by the Landlord, shall constitute a substantial breach of the Lease, and the Landlord shall be entitled to the speedy recovery of the Premises in accordance with the Lease and all local, public and general laws appertaining thereto.
9. Tenant shall be liable for any damage caused by the cat in excess of ordinary wear and tear to the Premises, common areas, major appliances and furnishings owned by the Landlord.
10. Except as modified herein, all other terms and conditions of the Lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

WITNESS/ATTEST:

By: _____, agent (Seal)
- Landlord -

_____ (Seal)
- Tenant -

_____ (Seal)
- Tenant -

_____ (Seal)
- Tenant -