

**PET ADDENDUM TO RESIDENTIAL LEASE**

**PAL**

This form recommended and approved for, by not restricted to use by, members of the Pennsylvania Association of REALTORS® (PAR).

1 **PROPERTY** \_\_\_\_\_  
2 **LANDLORD** \_\_\_\_\_  
3 **TENANT(S)** \_\_\_\_\_

4 **1. ALLOWANCE OF PET(S)**  
5 Landlord agrees that the pet(s) described in Paragraph 9 of this Addendum may be permitted on the Property. Tenant may not have  
6 any other pet(s) on any part of the Property without Landlord’s written permission. Service animals are not pets.

7 **2. LOCATION OF PET(S)**  
8 Pet(s) will be kept inside the Property at all times, except when on a leash or otherwise restrained by and under the full control of  
9 Tenant. **Exceptions:** \_\_\_\_\_

10 **3. TENANT’S DUTIES**  
11 Tenant will clean up after the pet(s) in any area of the Property, including common areas.

12 **4. LOSS OR DAMAGE**  
13 Tenant is responsible for any loss or damage caused by the pet(s). Tenant agrees that Landlord bears no responsibility for any damage,  
14 injury, or nuisance caused by the pet(s).

15 **5. RENTAL INSURANCE**  
16 Tenant must have rental insurance that covers pets providing at least \$20,000 \_\_\_\_\_ property insurance  
17 and \$ 100,000 \_\_\_\_\_ liability insurance to protect Tenant, Tenant’s property and Tenant’s guests who may be injured  
18 while on the Property. Tenant must maintain this insurance through the entire Term and any Renewal Term. Tenant will provide  
19 proof of insurance upon request. Tenant will notify Landlord within 10 days of changes to or cancellation of these policies.

20 **6. REMOVAL OF PET(S)**  
21 If Landlord determines that the pet(s) is annoying, bothersome, or in any way a nuisance to others, Landlord will notify Tenant in  
22 writing and Tenant will remove the pet(s) immediately from the Property. All other terms and conditions of the Lease will remain  
23 in full force and effect. Tenant’s failure to remove the pet(s) from the Property is a breach of the Lease, and Landlord will have all  
24 remedies as stated in the Lease.

25 **7. ADDITIONAL FEES/CHARGES**  
26 (A)  Tenant will pay \$ \_\_\_\_\_ as a non-refundable Pet Fee in addition to other fees required by the Lease.  
27 (B)  Tenant will pay \$ \_\_\_\_\_ as a monthly Additional Rent in addition to other fees required by the Lease.  
28 (C)  \_\_\_\_\_  
29

30 **8. DANGEROUS DOGS**  
31 Pennsylvania law makes it a summary offense for harboring a “dangerous dog.” Under no circumstances is a “dangerous dog”  
32 permitted on the Property. A dog is considered dangerous under 3 P.S. §459-502-A where:  
33 (A) The dog has done one or more of the following:  
34 1. Inflicted severe injury on a human being without provocation on public or private property.  
35 2. Killed or inflicted severe injury on a domestic animal without provocation while off his owner’s property.  
36 3. Attacked a human being without provocation.  
37 4. Been used in a commission of a crime.  
38 (B) The dog has either or both of the following:  
39 1. A history of attacking human beings and/or domestic animals without provocation.  
40 2. A propensity to attack human beings and/or domestic animals without provocation. A propensity to attack may be proven  
41 by a single incident of the conduct described in paragraph 8(A).

42 **Tenant Initials**

**Landlord Initials**

43 **9. DESCRIPTION OF PET(S)**

44 (A) Total Number of Pet(s) \_\_\_\_\_

45 (B) Type of Animal \_\_\_\_\_ Breed \_\_\_\_\_

46 Name of Pet \_\_\_\_\_ Age \_\_\_\_\_ Weight \_\_\_\_\_

47 Color \_\_\_\_\_ License Number (if applicable) \_\_\_\_\_

48 Spayed/neutered?  Yes  No Declawed?  Yes  No

49 (C) Type of Animal \_\_\_\_\_ Breed \_\_\_\_\_

50 Name of Pet \_\_\_\_\_ Age \_\_\_\_\_ Weight \_\_\_\_\_

51 Color \_\_\_\_\_ License Number (if applicable) \_\_\_\_\_

52 Spayed/neutered?  Yes  No Declawed?  Yes  No

53 (D) Type of Animal \_\_\_\_\_ Breed \_\_\_\_\_

54 Name of Pet \_\_\_\_\_ Age \_\_\_\_\_ Weight \_\_\_\_\_

55 Color \_\_\_\_\_ License Number (if applicable) \_\_\_\_\_

56 Spayed/neutered?  Yes  No Declawed?  Yes  No

57 (E) Type of Animal \_\_\_\_\_ Breed \_\_\_\_\_

58 Name of Pet \_\_\_\_\_ Age \_\_\_\_\_ Weight \_\_\_\_\_

59 Color \_\_\_\_\_ License Number (if applicable) \_\_\_\_\_

60 Spayed/neutered?  Yes  No Declawed?  Yes  No

61  Additional information is attached.

62 **10. OTHER**

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69 \_\_\_\_\_

70 \_\_\_\_\_

71 **All other terms and conditions of the Lease remain unchanged and in full force and effect.**

72 **Tenant and Landlord have read and understand this Addendum.**

73	TENANT	_____	DATE _____
74	TENANT	_____	DATE _____
75	TENANT	_____	DATE _____
76	TENANT	_____	DATE _____
77	CO-SIGNER	_____	DATE _____
78	CO-SIGNER	_____	DATE _____
79	LANDLORD	_____	DATE _____
80	LANDLORD	_____	DATE _____