



TEXAS ASSOCIATION OF REALTORS®
PET AGREEMENT

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ADDENDUM TO RESIDENTIAL LEASE CONCERNING THE PROPERTY AT \_\_\_\_\_

A. PET AUTHORIZATION AND PET DESCRIPTION:

- (1) Tenant may not keep any pet on the Property unless specifically authorized by this agreement. "Pet" includes any animal, whether mammal, reptile, bird, fish, rodent, or insect.
(2) Tenant may keep the following pet(s) on the Property until the above-referenced lease ends.

Type: \_\_\_\_\_ Breed: \_\_\_\_\_ Name: \_\_\_\_\_
Color: \_\_\_\_\_ Weight: \_\_\_\_\_ Age: \_\_\_\_\_ Gender: \_\_\_\_\_
Neutered? [ ] yes [ ] no Declawed? [ ] yes [ ] no Rabies Shots Current? [ ] yes [ ] no

Type: \_\_\_\_\_ Breed: \_\_\_\_\_ Name: \_\_\_\_\_
Color: \_\_\_\_\_ Weight: \_\_\_\_\_ Age: \_\_\_\_\_ Gender: \_\_\_\_\_
Neutered? [ ] yes [ ] no Declawed? [ ] yes [ ] no Rabies Shots Current? [ ] yes [ ] no

B. CONSIDERATION: In consideration for Landlord's authorization for Tenant to keep the pet(s) described in Paragraph A on the Property, the parties agree to the following. (Check any one or any combination of the following.)

- [x] (1) On or before the date Tenant moves into the Property, Tenant will pay Landlord a pet deposit of \$ \_\_\_\_\_. The pet deposit is an increase in the security deposit in the lease and is made part of the security deposit for all purposes. This increase in the security deposit is not refundable before the lease ends, even if the pet is removed. Any refund of the security deposit, including this increase, is governed by the terms of the lease.
[x] (2) The monthly rent in the lease is increased to \$ \_\_\_\_\_.
[ ] (3) Tenant will, upon execution of this agreement, pay Landlord \$ \_\_\_\_\_ as a one-time, non-refundable payment.

C. PET RULES: Tenant must:

- (1) take all reasonable action to insure that any pet does not violate the rights of other persons;
(2) comply with all applicable statutes, ordinances, restrictions, owners' association rules, and other enforceable regulations regarding any pet;
(3) keep the rabies shots of any pet current;
(4) confine any pet that is a dog or cat, when outside, by fences or on leashes under Tenant's control;
(5) confine any pet other than a dog or cat in appropriate cages at all times;
(6) promptly remove any pet waste from the Property, including all living areas, garages, storage areas, yards, porches, patios, courtyards, and decks; and
(7) promptly remove from the Property any offspring of any pet.

D. ACCESS: Tenant must remove or confine any pet at any time that the pet is likely to limit or prohibit Landlord or other persons access to Property as permitted by the lease.

(TAR-2004) 10-14-03 Initialed for Identification by Tenants: \_\_\_\_\_, \_\_\_\_\_, and Landlord: \_\_\_\_\_, \_\_\_\_\_ Page 1 of 2

**E. DISCLOSURE CONCERNING PETS:**

(1) Is Tenant aware of whether any of the pets described under this addendum has ever bitten or injured another person?  Yes  No  
If yes, explain: \_\_\_\_\_

(2) Is Tenant aware of whether any of the pets described under this addendum has any propensity or predisposition to bite or injure someone?  Yes  No  
If yes, explain: \_\_\_\_\_

**F. TENANT'S LIABILITY:**

- (1) Tenant is responsible and liable for:
  - (a) any damage to the Property or any item in the Property caused by any pet;
  - (b) any personal injuries to any person caused by any pet; and
  - (c) any damage to any person's property caused by any pet.
- (2) Tenant will pay all reasonable costs that are necessary to clean, deodorize, deflea, or repair any part of the Property, including but not limited to the carpets, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances, sod, yard, fences, or landscaping.

**G. INDEMNIFICATION:** Tenant will protect, defend, indemnify, and hold Landlord, Landlord's property manager, and Landlord's agents harmless from any damages, costs, attorney's fees, and expenses that are caused by the act of any pet or Tenant.

**H. DEFAULT:** If Tenant breaches any provision in this pet agreement, Landlord may exercise all or any of the remedies described under Paragraph 9B of the lease.

**I. SPECIAL PROVISIONS:**

**\*Two (2) maximum for all properties**

**The owner of each pet MUST purchase and maintain a personal insurance policy with liability coverage to protect against liability due to the pet. BCS Property Management must also be named as an additional insured on each policy. The owner of each pet agrees to maintain insurance policy coverage during the term and all renewals of the lease as long as a pet is located at the property.**

**Tenant understands any and ALL damage caused by the pet inside or outside the unit is the sole responsibility of the tenant and ALL pest control is at Tenant's expense. Upon move-out there will be a deduction made for professional de-fleaing of the property.**

\_\_\_\_\_  
Landlord Date

\_\_\_\_\_  
Tenant Date

\_\_\_\_\_  
Landlord Date

\_\_\_\_\_  
Tenant Date

Or signed for Landlord under written property management agreement or power of attorney:

\_\_\_\_\_  
Tenant Date

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Tenant Date

Firm Name: BCS Property Management