



**University Haven  
Management Company, Inc.**

9 Marmaduke Court • Baldwin, MD 21013  
410-593-9655 • www.uhmcrentals.com

**Pet Addendum to  
Residential Lease**

Dated: \_\_\_\_\_ This addendum is between University Haven Management Co., Inc.,  
herein referred to as "Landlord" and \_\_\_\_\_, herein  
referred to as "Tenant" of "Property" located at \_\_\_\_\_.

**This agreement is in addition to the Residential Lease and shall be considered a legal binding contract.**

**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 as described below:

TYPE OF PET	NAME	AGE	DESCRIPTION	SPAY /NEUTER	VACCINATIONS UP TO DATE
_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no
_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no
_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no

**PLEASE NOTE: Due to insurance contract, pit bulls are NOT allowed on Property.**

**B. DISCLOSURE CONCERNING PETS:**

(1) Is Tenant aware of whether any of the pets described under this addendum has ever bitten or injured a 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: \_\_\_\_\_

**C. CONSIDERATION:** In consideration for Landlord's authorization allowing Tenant to keep the pet(s) described in Paragraph A on the Property, the parties agree to the following. *(Check all applicable)*

(1) On or before the date Tenant moves into the Property, Tenant will pay Landlord a pet deposit in the amount of \$\_\_\_\_\_ / \_\_\_\_\_ US Dollars. The pet deposit is an increase in the security deposit for 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.

(2) The monthly rent of the Lease is increased to \$\_\_\_\_\_ / \_\_\_\_\_ US Dollars.

**D. PET RULES:**

- (1) Tenant must take all reasonable action to ensure that any pet does not violate the rights of other persons.
- (2) Tenant agrees that said pet will always be kept in Tenant’s apartment, except for entering and exiting the unit or building at which times the pet will be restrained on a leash and in Tenant’s custody. Pets other than a dog or cat will always be confined in an appropriate cage.
- (3) Tenant agrees that the pet will be walked OFF Landlords premises and that Tenant will keep the apartment and the buildings public areas free from pet debris and/or droppings. Tenant will also keep all areas of Landlords premises free from pet odors.
- (4) Tenant agrees to observe and comply with all applicable statutes, ordinances, restrictions, owners’ association rules, and other enforceable regulations regarding any pet; and agrees that subject pet has been properly registered as required by law and received all rabies shots and other required inoculations.
- (5) Tenant must promptly remove from the Property any offspring of any pet.

**E. 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.

**F. TENANT’S LIABILITY:**

- (1) Tenant agrees to assume full responsibility and will be held liable for:
  - (a) any damage to the Property or any damaged item in the Property caused by any Pet;
  - (b) any personal injuries to any person caused directly or indirectly by any Pet; and
  - (c) any damage to any person’s property directly or indirectly caused by any Pet.
- (2) Tenant agrees that any damage caused by pet to the apartment, the building, grounds, flooring, walls, trim, tiles, carpeting, or on other property belonging to Landlord, will be Tenants responsibility and Tenant will be liable to Landlord for reimbursement of all costs incurred toward the full restoration of all damage areas. Furthermore, Tenant hereby authorizes Landlord the right to attach Tenant’s apartment Security Deposit, in part or in full, to offset such damages or repairs.
- (3) Tenant agrees to comply with the terms of the Addendum, and further agrees that failure to do so shall be grounds for eviction of the Tenant and any other person living in the Property, and will result in forfeiture of all or any portion of all security deposits relating to the Residential Lease and Pet Addendum.
- (4) If, for any reason, Landlord, in his sole discretion, deems it necessary for Tenant to remove his/her pet from the premises, Tenant agrees to do so within three (3) days from either written or verbal notice from Landlord and to keep the pet off the premises for the remainder of Tenant’s apartment lease term which shall continue in full force and effect.

**G. INDEMNIFICATION:**

- (1) Tenant will protect, defend, indemnify, and hold Landlord, Owner, Agents and Employees of the Property harmless from any damages, costs, attorney’s fees, and expenses caused by the act of any Pet or Tenant.
- (2) Tenant agrees to indemnify, hold harmless and defend the Landlord, Owner, Agents and Employees of the Property against all liability, judgments, expenses or claims by a third party for any injury against any person or damage to any property caused by any pet or animal possessed or brought onto the property by the Tenant, or allowed by the Tenant to be brought onto the Property.

Tenant Signature	Date	Tenant Signature	Date
Tenant Signature	Date	Tenant Signature	Date
Landlord / Leasing Agent Signature		Date	