



**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.

