

PET LEASE RIDER

THIS AGREEMENT between the parties whose authorized signatures appear below as "Landlord" and "Tenant" shall be incorporated by reference into the rental agreement ("Lease") between the parties covering the premises indicated below in the same manner and to the same effect as if it had been originally incorporated therein.

Address of Premises 88888 Van St. Apt. #333 Jersey, NJ, 07000

Description of Pet _____ Age ____ Name of Pet _____

Initial Non-Refundable Pet Fee \$ _____

Monthly Pet Fee \$ _____

WHEREAS Tenant has expressed a desire to keep the above referenced pet on the premises and recognizes that certain damage or liability may result by reason of such pet; and whereas Tenant has agreed to indemnify Landlord from any and all damage or liability caused by said pet; NOW THEREFORE, the parties mutually covenant and agree as follows:

1. **PERMISSION:** Landlord agrees to permit Tenant to keep the pet described above on the premises subject to the terms and conditions provided herein and Tenant agrees that no other pet or animal shall be kept on the premises, and that this pet may not be substituted or replaced at any time.

2. **NON-REFUNDABLE PET FEE:** Tenant has paid a Non-Refundable the Pet Fee as required by the Landlord. This fee is used to offset the additional wear and tear that the pet is expected to place on the demised premises.

3. **PET RENT:** In addition to the Apartment Rent, Tenant shall pay the Pet Rent by the 5th day of each month as additional rent for each month, or part of a month, that the Pet is on the Premises. The Pet shall be considered to be on the Premises until the Pet is confirmed removed in writing by the Landlord. The Pet Rent shall be payable in the same manner as Rent and shall be considered rent under the Tenant's apartment lease. However, in no event shall the Pet Rent be considered in any computation under any rent control ordinance in effect now, or in the future.

4. **PET CONTROL:** Tenant shall keep the Pet in accordance with all applicable laws and ordinances, including licensing the Pet, keeping current all applicable shots, and leashing the Pet when outdoors. Tenant shall promptly remove and properly dispose of all pet waste, and shall not curb the Pet on the shrubbery, flowers, or trees near the building. Tenant shall not permit the Pet to bark, howl, or otherwise emit noises at such a level, frequency, or time as to disturb others. Tenant shall not keep the Pet on the Premises if the Pet is or becomes vicious or threatening, bites or attacks any person or other pet, or otherwise is or becomes a nuisance. Tenant shall not leave the pet on the Premises unattended for any period in excess of eight hours. Tenant shall provide proper care, food, and shelter for the Pet and not abuse the Pet in any way. No breeding of the Pet shall be permitted on the Premises.

5. **CONDITION OF PREMISES:** Tenant shall be responsible for all damage caused by the Pet to the Premises, including all repairs and replacements considered appropriate by Landlord. Upon termination of the Lease or removal of the Pet from the Premises, whichever occurs first, Tenant shall have the Premises professionally exterminated and the carpets, if any, professionally cleaned and deodorized at Tenant's cost. Tenant shall provide Landlord with copies of paid receipts for the extermination and cleaning. Tenant shall remain liable for dormant infestation and latent pet odor (including extermination costs and carpet replacement/floor refinishing if necessary) after the Pet is removed from the Premises and the required extermination and cleaning are complete.

6. **ADDITIONAL ENTRY RIGHTS:** If the Landlord receives any complaint regarding the Pet or otherwise has reason to believe that a violation regarding the Pet has occurred, Landlord may enter the Premises to investigate the possible violation. Landlord will only enter the Premises under this provision on reasonable notice and at reasonable time unless the circumstances require otherwise, such as in the event of an emergency, Tenant's absence from the Premises, or Tenant's attempted evasion of the requirements of the apartment Lease or this Addendum. A violation of this Rider shall be deemed substantial breach of the Tenant's apartment lease agreement and subjects the Tenant to eviction pursuant to N.J.S.A. 2A:18-61.1.

7. **REMOVAL OF PET:** In an emergency, or if the Pet becomes vicious, appears severely ill, or otherwise behaves in a manner that Landlord believes poses an immediate threat to the health and safety of the Pet or others, Landlord may enter the

Premises and remove, or cause to be removed, the Pet and take any other action which Landlord considers appropriate, including placing the Pet in shelter or other similar facility. In such an event, Tenant shall be responsible for all costs incurred. Landlord shall only act under this paragraph if Tenant has failed to take corrective action within a reasonable time after being requested to do so or if Tenant is not available.

8. **INTERPRETATION:** This Rider supplements the terms and conditions of the Lease. If any provision of this Rider conflict with any provision of the Lease, this Rider shall control. All rights and remedies of Landlord are cumulative. Any default under this Rider shall constitute a default under the Lease.

IN WITNESS WHEREOF, the parties have set their hands and seals this _____ day of _____, 200__.

LANDLORD _____

TENANT _____

By: _____
