

# Pet Addendum to Lease Agreement

This **Pet Addendum** is an amendment to the lease dated \_\_\_\_\_  
between \_\_\_\_\_ and \_\_\_\_\_  
(TENANT) (LANDLORD)  
covering the premises known as 7575 East Indian Bend Road, Unit # 2122; Scottsdale, AZ 85250.

1. Tenant has read, understands, and agrees to abide by all applicable Sienna Condominiums pet policies found in the Sienna Condominiums Home Owners Association Community Rules and the Pet Policies specific to Unit 2122.

2. Tenant has completed a Pet Application Form and has been granted permission by the Landlord to keep the pet(s) specified under the following terms and conditions:

a. That any damage to the exterior or interior of the premises, grounds, flooring, walls, trim, finish, tiles, carpeting, or any stains, etc., caused by the pet will be the full financial responsibility of the Tenant and that Tenant agrees to pay all costs involved in the restoration to its original condition. If because of any such stains, etc., said damage is such that it cannot be removed, then Tenant hereby agrees to pay the full expense of replacement.

b. That the Tenant will permit the Landlord to professionally treat the premises, including grounds (if any), for fleas and ticks, and clean all carpets when Tenant vacates the premises. The contractors used will be the Landlord's contractors, and the cost will be competitive and borne by the Tenant. Minimum cleaning surcharge will be \$150. \_\_\_\_\_  
(TENANT'S INITIALS)

c. That the Tenant will provide adequate and regular veterinary care, as well as ample food and water, and will not leave pet unattended for any undue length of time. Tenant will diligently maintain cleanliness of litter boxes as well as pet sleeping and feeding areas.

d. That, if there is reasonable cause to believe an emergency situation exists with respect to the pet, and if efforts to contact the Tenant and emergency caretaker are unsuccessful, the Landlord or the Landlord's agents may contact the local animal control authority and assist its staff in entering the Tenant's unit. Examples of an emergency situation include suspected abuse, abandonment, fire or other disaster, or any prolonged disturbance. If it becomes necessary for the pet to be boarded, any and all costs incurred will be the sole responsibility of the Tenant.

e. That the Tenant agrees to indemnify, hold harmless, and defend Landlord or Landlord's agents against all liability, judgments, expenses (including attorney's fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by the Tenant's pet(s).

f. That if a dispute arises out of this contract that cannot be settled through negotiation, the Landlord and Tenant agree first to try in good faith to settle the dispute by mediation administered either by a local mediator or by the American Arbitration Association under its commercial mediation rules. If the parties cannot agree on which agency shall administer the mediation, the Landlord's choice shall govern.

\_\_\_\_\_  
PRINT TENANT'S NAME

\_\_\_\_\_  
TENANT'S SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PRINT LANDLORD'S NAME

\_\_\_\_\_  
LANDLORD'S SIGNATURE

\_\_\_\_\_  
DATE