

PET ADDENDUM

Premises: _____

This Addendum is attached to and made a part of the Residential Rental Contract ("Contract") between Landlord and Tenant for the Premises. Landlord agrees that Tenant shall be permitted to keep a pet of the type described below on the Premises on the following terms and conditions:

1. **Description of Permitted Pet:** (insert breed, color, age, weight, name, etc.): _____

_____ (the "Pet")
Tenant acknowledges and understands that the terms and conditions of this Addendum apply only to the Pet and not to any other animal of any type except to the extent that Tenant acquires another animal in accordance with paragraph 3 below.

2. **Pet Fee; Damages:** Tenant shall pay a nonrefundable pet fee in the amount of \$ _____ ("Pet Fee"). Tenant acknowledges that the amount of the Pet Fee is reasonable and agrees that the Landlord shall not be required to refund the Pet Fee in whole or in part. Tenant agrees to reimburse Landlord for any primary or secondary damages caused by the Pet, whether the damage is to the Premises or to any common areas used in conjunction with them.

3. **Removal of Pet:** The Tenant shall remove the Pet within _____ hours of written notification from the Landlord that the Pet, in the Landlord's sole judgment, creates a nuisance or disturbance or is, in the Landlord's opinion, undesirable. If the Pet is caused to be removed pursuant to this paragraph, the Landlord shall not be required to refund the Pet Fee; however, the Tenant shall be entitled to acquire and keep another pet of the type previously authorized without the payment of another Pet Fee, but subject to all the other terms of this Addendum.

4. **Tenant Representation:** Tenant represents that to the extent applicable, the Pet (i) has been properly licensed and inoculated for rabies and other required inoculations for the type of animal; and (ii) has been neutered or spayed.

5. **Tenant Responsibility for Care and Control of Pet:** Tenant agrees to be responsible for feeding, maintaining, providing veterinary care, and promptly cleaning up after the Pet. Tenant also agrees that the Pet will not be tethered, and that when not inside the dwelling, the Pet will at all times be on a leash, or carried, or kept in a secure, fenced-in area.

6. **Indemnity:** Tenant agrees to take reasonable measures to prevent the Pet from causing damage to the property or person of any individual, and to indemnify and hold Landlord and Landlord's agents harmless from any liability to third parties which may result from Tenant's keeping of the Pet.

7. **Insurance:** If Tenant is required to obtain and maintain a renter's insurance policy, Tenant understands and agrees that the policy will include coverage for bodily injury and property damage caused by the Pet.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION.

TENANT: _____ (SEAL) LANDLORD: _____ (SEAL)
Date: _____ (SEAL) _____ (SEAL)
Date: _____ (SEAL) By: _____, AGENT
Date: _____ (SEAL) _____ (SEAL)
Date: _____ (SEAL) Date: _____
Date: _____ (SEAL)



North Carolina Association of REALTORS®, Inc.



STANDARD FORM 442 - T
Revised 7/2020

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