

Pet Addendum

(Addendum to Assured Shorthold Tenancy Agreement)

THIS AGREEMENT is hereby attached to and made a part of the Assured Shorthold Tenancy Agreement dated , by and betweenthe landlord/agent, andthe tenant, for the premises located at

WHEREAS, the tenant desires to keep a certain pet(s) described below on the said property and the Assured Shorthold Tenancy Agreement specifically requires the agreement of the landlord to allow pets on the premises; the Assured Shorthold Tenancy Agreement is hereby amended to grant such permission to the tenant. In exchange for this permission, the tenant agrees as follows:

1. To pay additional rent in the amount of £..... per month;
2. To deposit with the landlord/agent a “pet deposit” in the amount of £ which shall be held as security for the faithful performance of this Pet Agreement;
3. To keep the pet(s) from causing any annoyance or discomfort to others and to immediately remedy any complaints concerning the pet;
4. To keep the pet(s) from damaging any property belonging to the landlord/agent or others;
5. To immediately pay for any injury, damage, loss, or expense caused by the pet(s). (In this regard, it is expressly understood that at no time shall the tenant apply any part of the pet deposit towards such amounts due, but rather, the tenant shall make restitution immediately and separately from the pet deposit. It is further understood that such restitution shall be made over and above any rent paid in accordance with Item #1 of this Pet Agreement.);
6. To keep the pet(s) under control at all times;
7. To keep the pet(s) restrained, but not tethered, when it is outside of the dwelling;
8. Not to leave the pet(s) unattended for any unreasonable periods;
9. To hold the landlord/agent harmless from all liability arising from the tenant’s ownership or keeping of the pet(s), including but not limited to any liability resulting from the landlord/agent turning said pet over to local pet policing authorities should the pet(s) be found unsupervised;
10. To dispose of the pet’s droppings properly and quickly;
11. Not to leave food or water for the pet(s) outside of the dwelling;
12. Not to keep the pet’s offspring on the premises for longer than 8 weeks after birth;

The permissions granted herein shall be limited to a certain pet(s) named and described as follows:

Type of pet

Breed

Colour

Full grown weight

Full-grown height

Should the tenant fail to comply with any part of this Pet Agreement, the landlord/agent reserves the right to revoke permission to keep the pet. In such event, the tenant agrees to permanently remove the pet(s) from the premises within 48 hours of receiving written notice thereof from the landlord/agent; failure to comply with same shall be grounds for immediate termination of the Assured Shorthold Tenancy Agreement.

THIS AGREEMENT is made in duplicate on this day of 20.....

..... Tenant Landlord

..... Tenant Agent