



Central Coast Property Management
112 W. Jones St Suite #3
Santa Maria, CA 93458
CentralCoastPropertyMgmt@gmail.com
(805) 619-9391

Pet Addendum Form

The Tenant may keep the following pet(s): _____

Landlord hereby acknowledges receipt of \$ _____ as a security deposit, from which the Landlord may offset any expenses or losses caused by the pet. On termination of the above referenced agreement, the security deposit shall be refunded to Tenant with an itemization of its disposition.

1. Resident agrees to comply with all ordinances, regulations, and laws applicable to the Pet described above.
2. Resident agrees to notify Landlord if Pet no longer resides at the premises.
3. Use of areas not in the exclusive possession of the Resident (such as walkways, stairwells, parking lots, grassy areas, or other interior or exterior common areas) for defecation and urination is prohibited unless specifically authorized by Landlord in writing. The Pet may not be allowed to urinate or defecate on any unprotected carpet or flooring inside the dwelling. Any Animal wastes shall be disposed of promptly and properly, by the Resident or someone at the Resident's direction and expense. Resident must provide and maintain an appropriate litter box, if applicable.
4. Resident shall be responsible for any cleaning in common areas necessitated by the Pet, i.e., dirty footprints.
5. Resident shall prevent fleas or other infestation of the rental unit or other property of Landlord and may be held liable for costs associated with any necessary remediation.
6. The Pet shall be on a leash, in a carrier, or otherwise under Resident's supervision and direct control always. The Pet may not wander or be left unattended on the grounds or in common areas. Domestic rodents, reptiles and amphibians, or birds, if allowed, must always remain caged.
7. Resident shall not permit Pet to, and represents that Pet will not cause any damage, nuisance, or cause justified complaints, from any other resident, guest, or the public. For example, Pet may not make unnecessary and excessive noise, threaten injury or unwanted contact with others (i.e., jumping and lunging), bite, injure or contact others, cause any property damage, or engage in any other aggressive behavior.
8. If the Pet is neglected or unattended, it will be reported to animal control, and any resulting costs will be Resident's responsibility.
9. If Landlord, contractor, or maintenance personnel need access to the unit, Resident shall ensure that the Pet will be appropriately confined or restrained so as not to create a threat or interfere with the task being performed.
10. Resident shall be liable to Landlord for all damage or expenses incurred by or in connection with Pet, and shall hold Landlord harmless and indemnify Landlord for all damages or costs in connection with Pet.

11. Resident is required to maintain renter’s liability insurance for the benefit of the Landlord and the Resident throughout the duration of the tenancy as specified below. Resident must provide proof of such insurance to the Landlord at the time the Pet Addendum is signed by the parties.

- (a) Coverage of at least \$500,000.00 in personal liability (bodily injury and property damage) for each occurrence.
- (b) The premises listed above must be listed as the location of the Resident insured.
- (c) Owner and Property Manager are listed as Certificate Holder (i.e., a person entitled to proof of insurance).
- (d) The carrier must provide 30-days’ notice of cancellation, non-renewal or material change in coverage to the Landlord.
- (e) Failure to comply with this requirement is a material violation of the Rental/Lease Agreement.

The undersigned Applicant acknowledges having read and understood the foregoing.

Applicant _____

Print Name: _____

Signature: _____

Date: _____

Applicant _____