



**PET DEPOSIT AGREEMENT**  
"ADDENDUM" TO RENTAL AGREEMENT

DATED \_\_\_\_\_  
TENANT (HEREINAFTER REFERRED TO AS "TENANT"): \_\_\_\_\_

ADDRESS OF RENTAL UNIT: \_\_\_\_\_  
TYPE OF PET: \_\_\_\_\_ AMOUNT OF PET DEPOSIT: \$ \_\_\_\_\_

THE LANDLORD HEREBY AGREES THAT TENANT MAY KEEP THE PET, DESCRIBED ABOVE, WITHIN HIS RENTAL UNIT, SUCH CONDITIONAL PERMISSION IS GIVEN BY THE LANDLORD UPON THE FOLLOWING REPRESENTATIONS MADE BY THE TENANT:

- 1) The pet will not be allowed out of the apartment/house unless it is in the custody of the Tenant on a leash not to exceed five (5) feet in length. In case of a single family residence the pet must be tied or kept in an enclosed area and not allowed to run at large.
- 2) The pet will not be tied outside of the apartment/house at any time.
- 3) Any cleaning, fumigation or damage repairs necessary as a result of the pet to the apartment, building, ground, flooring, walls, trim, finishes, tiles, carpeting, etc. Will be the full responsibility of the Tenant. Tenant agrees to pay full cost of any cleaning or fumigation required, and further agrees to pay full cost involved in restoring or replacing any damage areas to original condition.
- 4) It is understood that acceptance of pet or required removal of pet from premises shall be at owners or agent's sole discretion, and shall in no way nullify the terms of the rental agreement.
- 5) Landlord's permission under this agreement is strictly conditional upon Tenant observing the representations he makes as part of this agreement. It is the essence of this agreement that Tenant's pet will not annoy other tenants of the public within the building and that if, in the sole discretion of the Landlord and/or his agent, the pet becomes a nuisance or annoyance to the public of other tenants of the building, then, the Landlord and/or his agent may give a written notice to the Tenant and Tenant shall within ten (10) days thereafter remove the pet from his/her apartment and the apartment complex. Breach of any provisions in this agreement is substantial violation of Tenant's lease/agreement.
- 6) In consideration of the possible damage that may result from the maintenance of a pet in his/her apartment/house Tenant agrees to pay an additional Security Deposit in the amount of \$\_\_\_\_\_ to be retained by Landlord as part of the Security Deposit made under this agreement.

\_\_\_\_\_  
Landlord  
Ballard Management Company  
4152 Guide Meridian Suite 229  
Bellingham, WA 98226

\_\_\_\_\_  
Tenant  
\_\_\_\_\_  
Tenant