



STUDENT HOUSING

Post Office Box 399, Pipersville, PA 18947 • 570-784-3151 • AplusStudentHousing.com

PET ADDENDUM TO RENTAL AGREEMENT

This pet addendum is an amendment to the 20__/20__ lease between _____ (hereinafter known as “Tenant”) and A+ Student Housing, LLC (hereinafter known as “Landlord”) covering the premises known as _____, **Bloomsburg, PA**, referring only to “_____” (hereinafter known as “Pet(s)”).

1. Tenant has read, understands, and agrees to all policies pertaining to pets:
 - a. Tenant shall pay \$100 added rent for the year.
 - b. Tenant shall pay \$200 added, refundable security deposit, per pet, for the year.
 - c. Tenant shall shampoo all rugs (\$35 local rental), or have them shampooed professionally, in consideration of future Tenant with possible allergies. If Tenant fails to shampoo carpets to an extent satisfactory according to sole discretion of Landlord, Tenant agrees to pay for Landlord to shampoo carpets at the \$75-per-room cost listed on the Damage Chart in Tenant’s Lease.
2. Tenant is hereby granted permission by Landlord to keep Pet(s) under the following terms and conditions:
 - a. Pet(s) will be allowed out of Tenant’s apartment or yard only under the complete control of a responsible human companion via a hand-held leash or a pet carrier.
 - b. That any damage to the exterior or interior of the premises, grounds, flooring, walls, trim, finish, tiles, carpeting, or any stains, etc., caused by Pet(s) will be the full financial responsibility of the Tenant. Tenant agrees to pay all costs involved in the consequent restoration of the apartment 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 purchase and replacement only by authorized A+ personnel or its assigns.
 - c. Tenant will provide adequate, regular veterinary care and ample food and water, Tenant will not leave Pet(s) unattended for any undue length of time. Tenant will diligently maintain cleanliness of Pet(s) sleeping, feeding, and evacuation areas on a daily basis. Tenant will prevent Pet(s) from engaging in unruly behavior, creating excessive noise, or otherwise disturbing neighbors.
 - d. If reasonable evidence toward an emergency situation exists with respect to Pet(s), and if efforts to contact Tenant are unsuccessful, Landlord may contact the local animal control authority and assist its staff in entering the Tenant’s apartment. Examples of an emergency situation include suspected abuse, abandonment, fire or other disaster, or any prolonged disturbance. If it becomes necessary for Pet(s) to be boarded, any and all costs incurred will be the sole responsibility of Tenant.
 - e. Tenant agrees to indemnify, hold harmless, and defend Landlord, its agents, and its assigns 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 Pet(s).

Tenant

Date

For A+ Student Housing, LLC

Date