



DB Broker, LLC  
8930 Fourwinds Dr. Ste. 251 • San Antonio, TX 78239  
(210) 880-4378

# Addendum

## 1 Pet Agreement

### 1.1 ADDENDUM TO RESIDENTIAL LEASE CONCERNING THE PROPERTY AT:

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(property address)

### 1.2 PET AUTHORIZATION AND PET DESCRIPTION:

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(1) Tenant may not keep any pet on the Property unless specifically authorized by this agreement. "Pet" includes any animal, whether mammal, reptile, bird, fish, rodent, or insect.

(2) Tenant may keep the following pet(s) on the Property until the above-referenced lease ends.

(pet info)

### 1.3 CONSIDERATION:

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In consideration for Landlord's authorization for Tenant to keep the pet(s) described in Paragraph 1.2 on the Property, the parties agree to the following:

By initialing here, you acknowledge and agree to the terms on this page. Click to add your initials.

X \_\_\_\_\_ X \_\_\_\_\_  
initial here initial here

On or before the date Tenant moves into the Property or takes a new pet into the Property, Tenant will pay Landlord a pet deposit of \$300.00 per pet. The pet deposit is an increase in the security deposit in the lease and is made part of the security deposit for all purposes. The security deposit amount in Section 1.10A of the lease contract does include the additional pet deposit. This increase in the security deposit is not refundable before the lease ends, even if the pet is removed. Any refund of the security deposit, including this increase, is governed by the terms of the lease.

## 1.4 PET RULES:

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Tenant must:

- (1) take all reasonable action to insure that any pet does not violate the rights of other persons;
- (2) comply with all applicable statutes, ordinances, restrictions, owners' association rules, and other enforceable regulations regarding any pet;
- (3) keep the rabies shots of any pet current;
- (4) confine any pet that is a dog or cat, when outside, by fences or on leashes under Tenant's control;
- (5) confine any pet other than a dog or cat in appropriate cages at all times;
- (6) promptly remove any pet waste from the Property, including all living areas, garages, storage areas, yards, porches, patios, courtyards, and decks; and
- (7) within 7 days of birth, remove from the Property any offspring of any pet.

## 1.5 ACCESS:

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Tenant must remove or confine any pet at any time that the pet is likely to limit or prohibit Landlord or other persons access to Property in its entirety as permitted by the lease.

## 1.6 DISCLOSURE CONCERNING PETS:

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(1) Is Tenant aware of whether any of the pets described under this addendum has ever bitten or injured another person?

No

(2) Is Tenant aware of whether any of the pets described under this addendum has any propensity or predisposition to bite or injure someone?

No

**1.7 TENANT'S LIABILITY:**

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(1) Tenant is responsible and liable for:

(a) any damage to the Property or any item owned by Landlord or others not occupants of the Property caused by any pet;

(b) any personal injuries to any person caused by any pet.

(2) Tenant will pay all reasonable costs that are necessary to clean, deodorize, deflea, or repair any part of the Property, including but not limited to the carpets, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances, sod, yard, fences, or landscaping.

**1.8 ADDITIONAL INSURANCE REQUIREMENT:**

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In addition to the insurance requirements stated in the Required Insurance Addendum to the lease, Tenants with dogs will need to show proof of renter's insurance including liability coverage with a minimum coverage of \$100,000 for personal injury to anyone who is harmed by the Tenant's pet. DB Broker, LLC must be named additional insured or additional interest on the policy so that DB Broker, LLC is made aware of any policy changes or cancellation.

Tenant is required to furnish Landlord with evidence of Required Insurance prior to occupancy of leased premises and at the time of each lease renewal period. If at any time Tenant does not have Required Insurance, Tenant is in breach of the Lease Agreement and Landlord shall have, in addition to any other rights under the Lease Agreement, the right but not the obligation to purchase Required Insurance coverage and seek reimbursement from the Tenant for all costs and expenses associated with such

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purchase. Tenant may obtain Required Insurance from an insurance agent or insurance company of Tenant's choice.

### 1.9 INDEMNIFICATION:

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Tenant will protect, defend, indemnify, and hold Landlord, Landlord's property manager, and Landlord's agents harmless from any damages, costs, attorney's fees, and expenses that are caused by the act of any pet or Tenant.

### 1.10 DEFAULT:

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If Tenant breaches any provision in this pet agreement, Landlord may exercise all or any of the remedies described under Paragraph 1.9B of the lease.

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