

PET RIDER TO LEASE

RIDER ATTACHED TO AND FORMING PART OF THE LEASE DATED _____
BETWEEN _____, AS OWNER AND _____
Owner Renter

AS RENTER(S) FOR APT. # _____ AT _____.
IN THE EVENT THERE ARE ANY PROVISIONS CONTAINED IN THIS RIDER WHICH ARE
INCONSISTENT WITH THE PROVISIONS OF THE PRINTED LEASE FORM, IT SHALL BE
DEEMED TO BE THE INTENT OF THE PARTIES THAT THE PROVISIONS OF THIS RIDER
SUPERCEDE SUCH PRINTED LEASE FORM

Upon Owner's counter-signing and delivery of this Rider to Renter, Owner confirms that it permits Renter to harbor only the below identified pet in the Apartment upon Renter's full compliance with the following terms and conditions, which terms and conditions are each hereby agreed to by Renter:

Pet Description				
Sex:	Type:	Color:	Breed:	Date of Birth:
Name:	License:	Age:	Weight:	Anticipated Maximum

TERMS AND CONDITIONS:

- a) The pet must not be a nuisance to the Owner, Owner's property, other Renters of the building or guests or invitees entering the building
- b) Renter shall carry or leash the pet whenever the pet leaves the Apartment and enters any public/common area of the Building.
- c) Under no circumstances may Renter harbor any pet other than, in lieu of, or in replacement of the pet specifically described above; and
- d) Under no circumstances may Renter harbor any pet in the Apartment without Renter having received Owner's specific written approval prior thereto.
- e) The pet is a service animal: Yes No
2. Renter represents that Renter shall fully comply with the terms and conditions set forth in paragraph 1 of this Rider.
3. Renter warrants and represents that, in the event Renter breaches the terms of this Rider, Renter acknowledges that such breach constitutes a material breach of a substantial obligation of the Lease.
4. All pets must be licensed by the ASPCA if required, have appropriate yearly shots and be examined regularly by their veterinarian.
5. The Owner does not waive any provisions of the Lease or any of its rights or remedies at law or equity by entering into this Rider.
6. This Rider shall be deemed to be incorporated into and is made a part of the Lease.
7. Renter does hereby agree and covenant to indemnify and hold harmless, Owner and its executors, administrators, agents, employees, successors and assigns from any and all claims, demands actions, causes of action, suits at law or equity, damages, costs, expenses and losses of any kind or nature whatsoever which may hereafter arise out of or from Renter's pet.
8. If this apartment is not subject to rent stabilization, a fee of \$_____ will be added to the monthly rent as a surcharge, as long as Renter is an occupant and the pet is in the apartment

The parties hereto have caused this Rider to be executed as of the day and year recited below as the date signed by Owner.

Renter

Date

Owner

Date

(Attach a photograph of the pet)