First Meridian Management LLC

Pet Addendum

This sample shows our standard lease terms. Your actual lease will list your unit, rent and dates.

Your pet addendum at a glance

Pet (sample)	Dog named Buddy, 40 lb full-grown weight
Monthly pet fee	$50 per month, on top of the base rent, for the rest of the lease term
Pet deposit	None in this sample (the addendum has an optional pet deposit clause)
Key rules	Keep the pet under control; rabies shots current; dogs and cats fenced or leashed when outside; clean up waste; pay for any damage or injury the pet causes
If rules are broken	Landlord may revoke permission; pet must be removed within 48 hours of written notice, and failing to remove the pet is grounds for immediate termination of the lease
Assistance animals	Pet fees and deposits do not apply; tenant is still responsible for damage

1. About this Addendum

> **In plain English:** This section says the Pet Addendum is part of the lease, covers only the pet described below, and gives the landlord's written approval for that pet only.

THIS AGREEMENT is attached to and made a part of the Residential Lease Agreement dated

11/01/2026, by and between Tenant and First Meridian Management LLC, for the Property located at 123 Sample St, Willoughby, OH 44094

Tenant desires to keep the pet described below on the Property. Pets are not allowed without First Meridian Management's written approval, and this Pet Addendum grants that approval for the pet described below only.

In exchange for this permission, the Tenant agrees as follows:

2. PET FEES AND DEPOSITS:

> **In plain English:** This section states the monthly pet fee and notes that it is added on top of the base rent. It also says pet fees and deposits do not apply to an approved assistance animal, though the tenant still pays for any damage the animal causes.

Tenant will pay a pet fee of $50 per month on top of the base rent, as shown in the Rent section of the Lease, for the remainder of the lease term.

Pet fees and pet deposits do not apply to an assistance animal approved as a reasonable accommodation; Tenant remains responsible for any damage the animal causes.

3. PET RULES:

> **In plain English:** This section lists the rules the tenant agrees to follow for the pet, such as controlling the pet, keeping rabies shots current, leashing or fencing, cleaning up waste, and paying for any damage or injury the pet causes.

Lessee agrees as follows:

1. To keep the pet from causing any annoyance or discomfort to others and to immediately remedy any complaints concerning the pet;

2. To comply with all applicable statutes, ordinances, restrictions, owners' association rules and other enforceable regulations regarding any pet;
3. To ensure that the pet shall not create any conflict or disturbance with others and will not threaten any physical harm to anyone;
4. To keep the rabies shots of any pet current;
5. To confine any pet that is a dog or cat, when outside, by fences or on leashes under Lessee's control and to confine any pet other than a dog or cat in appropriate cages at all times;
6. To keep the pet under control at all times;
7. To promptly remove any pet waste from the Property, including all living areas, garages, storage areas, yards, porches, patios, courtyards, decks;
8. To keep the pet from damaging any property belonging to the Landlord or others;
9. To immediately pay for any injury, damage, loss, or expense caused by the pet. In this regard, it is expressly understood that at no time shall the Tenant apply any part of the Pet Deposit towards such amounts due, but rather, the Tenant shall make restitution immediately and separately from the Pet Deposit. It is further understood that such restitution shall be made over and above any rent or deposit paid in accordance with this pet addendum;
10. To hold the Landlord harmless from all liability arising from the Tenant's ownership or keeping of the pet, including but not limited to any liability resulting from the Landlord turning said pet over to local pet policing authorities should the pet be found unsupervised;
11. To control flea infestation and will exterminate if necessary, and upon demand, in any and all areas affected with full cost to be paid by tenant;

4. ACCESS:

> **In plain English:** This section says the tenant must remove or confine the pet when it could limit anyone's access to the home as the lease permits.

Tenant must remove or confine any pet at any time that pet is likely to limit or prohibit Lessor or other persons access to Premises as permitted by the lease.

5. IDENTIFICATION OF PET:

> **In plain English:** This section describes the one pet this addendum covers (name, type, breed, size, age and so on). A recent photo is to be attached.

The permission granted in this Pet Addendum shall be limited to a certain pet named Buddy and described as follows: * Please attach a recent photo of the pet.

Type of Pet: Dog Breed: Labrador mix Color: Brown Full-grown Weight: 40 lb Full-grown Height: 22 in Age: 4 years Sex: Male

Neutered: (X) Yes ( ) No. Declawed: ( ) Yes (X) No.

6. DISCLOSURE CONCERNING PETS:

> **In plain English:** This section asks about the pet's bite history and tendencies, explains that the landlord may revoke permission if the addendum is not followed, and states that the tenant is financially responsible for any harm or damage caused by the pet.

Is the Lessee aware of whether any pets described under this addendum has ever bitten or injured another person? ( ) Yes (X) No.

If yes, Explain: N/A (sample)

Is the Lessee aware of whether any pets described under this addendum has any propensity or predisposition to bite or injure someone? ( ) Yes (X) No.

If yes, Explain: N/A (sample)

Should the Tenant fail to comply with any part of this Pet Addendum, the Landlord reserves the right to revoke permission to keep the pet. In such event, the Tenant agrees to permanently remove the pet from the Property within 48 hours of receiving written notice thereof from the Landlord; failure to comply with same shall be grounds for immediate termination of the Residential Lease Agreement.

Tenant agrees that Landlord will not be responsible for the injury, harm, or death of the animal, and agrees to hold Landlord harmless for any damages suffered as a result of any harm caused on the animal or by the animal upon another person, guest or employee. Tenant shall be responsible for the entire amount of all damages caused by the pet as well as the entire amount of any injury to individuals or property. Tenant is encouraged to obtain a Pet Liability Policy that can be added as a rider to most renter insurance policies.

I ACCEPT FINANCIAL RESPONSIBILITY FOR THE ENTIRE AMOUNT OF ANY DAMAGES OR INJURY TO PERSONS OR PROPERTY THAT MAY OCCUR BECAUSE OF MY PET. I UNDERSTAND THAT VIOLATIONS OF ANY OF THESE RULES MAY BE GROUNDS FOR REMOVAL OF MY PET AND/OR TERMINATION OF MY TENANCY;

THIS AGREEMENT is made on 11/01/2026.

7. Signatures

In plain English: This is where the landlord's agent and the tenant sign. This sample is not signed.

Lessor's Agent: First Meridian Management LLC

Lessee: John Doe