

Pet Addendum to Rental Agreement

This Pet Addendum is an amendment and attachment to the Rental Agreement by:

_____ covering the premises known as The Pond House for _____
(Rental Period).

We are very particular about our home when it pertains to pets. We try to accommodate travelers with pets, but we must also maintain a property that is acceptable to those who are allergic or not pet lovers.

We strongly advise our Tenants to think long and hard about bringing pets on vacation. We do not allow pets to be left unattended (unless crated) at our Property. We feel it is unfair to the pet to stay alone at a strange location. There are so many activities in the mountains that do not allow pets. It is your vacation and not having to worry about your pet over extended periods of time is part of getting away. You may be out hiking or rafting and it takes much longer than expected. Even the best of pets act badly in strange environments. Many of our décor items cost hundreds of dollars (leather furnishings, rugs, timber and wood trim, wood floors, etc.), a bored or distressed pet can ruin your vacation quickly and become quite costly lessons.

Tenant has been granted permission by Owner to keep the pet specified on Page 1 of the Rental Agreement under the following terms & conditions:

1. Tenant understands that pets are not allowed to be unattended unless crated, nor allowed to be left chained outside. Pet owners are advised to bring pet bedding, crate, and towels (for muddy feet). Any damages and additional cleaning fees needed above and beyond the pet fee & security deposit is the sole responsibility of the Tenant.
2. Tenant shall treat the pet(s) prior to arrival with a topical flea/tick prevention medication.
3. The pet will at all times be under the complete control of a Tenant. Owner shall be held harmless for loss of pet for any reason.
4. All animal waste will be properly disposed of. Dog feces shall be scooped and removed from all immediate areas surrounding the house.
5. Tenant shall provide bedding for pet and if pet sleeps on furnishings, Tenant shall provide personal bedding items to cover Landlord's furniture & linens.
6. Any damage to the exterior or interior of the premises, grounds, wood flooring, walls, trim, finish, tiles, carpeting, furnishings, or any stains, etc., caused by the pet will be the full financial responsibility of the Tenant. Tenant agrees to pay **all costs** involved in the restoration 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 replacement. Be advised we have expensive rugs and custom leather furnishings.
7. Tenant will prevent pets from engaging in behaviors or creating excessive noise at a level that disturbs neighbors such as excessive barking.
8. Tenant agrees to indemnify, hold harmless, and defend Owner against all loss, 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 the Tenant's pet(s).

Accepted and Agreed to By:

Tenant: _____ Date: _____