

**BONDURANT REALTY CORPORATION**  
**REALTORS • BUILDERS • DEVELOPERS • PROPERTY MANAGERS**  
1300 EAST MAIN STREET RADFORD, VIRGINIA 24141  
Telephone (540) 639-9672 Fax (540) 633-0972

**PET ADDENDUM**

As per this ADDENDUM dated \_\_\_\_\_, to the lease by and between \_\_\_\_\_ (Owner), who is represented by Bondurant Realty Corporation (BRC) acting as its leasing agent, and \_\_\_\_\_ (Resident), and Resident's Guarantor (where applicable), regarding the property located at \_\_\_\_\_, Radford, VA 24141, said lease being dated \_\_\_\_\_, for the period of \_\_\_\_\_. Upon execution of this agreement by all parties, this "Pet Addendum" shall become a part of the lease and governed by all terms and conditions of that lease.

**Owner hereby grants permission for Resident to keep the pet described below on the premises, under the following terms and conditions:**

1. Resident may keep the following animal in the property:

<b>Name</b> _____	<b>Type</b> _____	<b>Breed of Animal</b> _____
<b>Color</b> _____	<b>Weight</b> _____	<b>Age</b> _____

2. Resident and Resident's Guarantor shall assume full responsibility for all costs and damages relative to maintaining a pet on the premises, including, but not limited to:
- a. Any and all damage to the dwelling caused by said pet (including flooring damage caused by ripping, shredding, defecation, urination, etc.).
  - b. Flea treatment/pest control.
  - c. Injury to other residents, guests, employees, and subcontractors of BRC caused by the pet.
  - d. Any liability claims relative to said pet, and all expenses related to litigation and/or settlement.
  - e. Damage to shrubbery and the grounds that are attributable to said pet.
3. The \$400.00 non-refundable fee shall be paid before the pet is permitted on the premises and does **not** cover any potential damage caused by the pet.
4. No aggressive breed dogs are permitted: including, but not limited to, Pit Bull, Rottweiler, German Shepard, Husky (Siberian), Malamute, Doberman Pinscher, Chow Chow, any Wolf-dog Hybrid. This also includes any dogs mixed with the above-mentioned breeds.
5. Pet must not exceed 35lbs fully grown. Residents with larger animals **must** receive prior permission from Owner.
6. Owner requires that the pet be caged or removed from the premises when BRC has notified any of the residents in regard to showings, maintenance work, and/or repairs.
7. The pet must be walked away from the dwelling, always on a leash. Resident is responsible for the removal and proper disposal of pet waste.

8. If the pet is the subject of a complaint to BRC because of noise or aggressiveness, non-compliance with” scooper” requirements or Radford City Codes, or any other annoyance, BRC may ask the Resident and/or Guarantor to permanently remove the pet from the premises within 72 hours of notification of said complaint.
9. Commercial breeding is strictly prohibited.
10. Pet shall not be left unattended outside the dwelling unit (on balconies, decks, etc.).
11. Pet will not be tied to any portion of the dwelling.
12. If the above-referenced animal’s status changes from “pet” to “service animal or emotional support animal”, all documentation of such must be received and approved by BRC prior to the animal entering the rental unit for the fee to be reversed. It will be assumed that the above-referenced animal has entered the rental unit if the lease has commenced and Resident has taken possession of the rental unit.

### **Resident’s Acknowledgement**

I am a resident of the aforementioned dwelling and I desire to have said pet occupy the residence.

**All residents must sign in agreement:**

_____ <b>Resident</b>	_____ <b>Date</b>	_____ <b>Resident</b>	_____ <b>Date</b>
_____ <b>Resident</b>	_____ <b>Date</b>	_____ <b>Resident</b>	_____ <b>Date</b>

### **Pet Owner and Guarantor’s Acknowledgement**

_____ <b>Resident (Owner)</b>	_____ <b>Date</b>	_____ <b>Resident’s Phone Number</b>
_____ <b>Guarantor</b>	_____ <b>Date</b>	_____ <b>Guarantor’s Phone Number</b>
_____ <b>Bondurant Realty Representative</b>	_____ <b>Date</b>	

**Office Use:** Bondurant Realty has received the following, in addition to the pet addendum:

\_\_\_\_\_ \$400.00 Non-Refundable Pet Fee  
\_\_\_\_\_ Vet Records  
\_\_\_\_\_ City Tag  
\_\_\_\_\_ BRC Rep