

ANIMAL ADDENDUM TO TEXAS RESIDENTIAL LEASE AGREEMENT

This is an Addendum to that TEXAS RESIDENTIAL LEASE AGREEMENT with Offer Reference Date of **DATE**, including all prior addenda, between **TENANT NAME** as Tenant, and Timberview Properties, LLC as Landlord, regarding the Property located at **PROPERTY ADDRESS**. The following terms are hereby incorporated as part of the TEXAS RESIDENTIAL LEASE AGREEMENT:

As it pertains to Section 12, titled **ANIMALS**, the following amendment(s) apply:

1. Tenant is permitted to keep the following animal on the Premises. No additional animals may be kept without Landlord's prior written approval. If the animal ceases to occupy the Premises, Tenant shall notify Landlord in writing immediately. Replacement of the animal is not permitted without Landlord's prior written consent.
 - Animal Name: _____
 - Breed/Species: _____
2. Tenant represents that the animal is listed on Tenant's renter's insurance policy and that Tenant has fully and accurately completed the Animal Application. Any misrepresentation may result in termination of the Lease. Tenant must promptly notify Landlord of any change in the animal's status or information.
3. Tenant shall pay:
 - A **nonrefundable animal fee** of \$_____, and
 - An **animal deposit** of \$_____ (refundable, subject to deductions for damage), and
 - An additional **monthly pet rent** of \$_____ to cover additional use and anticipated damage beyond ordinary wear and tear.
4. Tenant accepts full responsibility for the animal, including liability for property damage, personal injury, nuisance (noise, odors), and waste. **Evidence of animal-related damage, odor, pests, or waste shall be sufficient proof of violation, even if Tenant is not observed.**
5. Tenant must promptly clean and dispose of animal waste. Animal waste discovered inside the Premises must be reported immediately with proof of proper cleaning. Failure to comply may result in a **Lease Violation Fee of up to \$250**, in addition to the cost of remediation.
6. Landlord will comply with all applicable requirements of federal law and the Texas Property Code, including but not limited to Chapter 92 of the Texas Property Code, as it pertains to animals.

Tenant: _____

Name:

Landlord: _____

Manager of Timberview Properties, LLC