



Pet policy addendum (Chicago landlord)

PET POLICY ADDENDUM

(Attached to and made part of the Lease dated [LEASE DATE])

Property: [ADDRESS, UNIT], Chicago, IL [ZIP]

Landlord: [LANDLORD NAME]

Tenant(s): [TENANT NAME(S)]

1. PETS ALLOWED

Tenant is permitted to keep the following pet(s) at the Premises:

[Type, breed, weight, name of each pet]

No other pets are permitted without Landlord's prior written consent.

2. PET DEPOSIT (REFUNDABLE)

☐ A refundable pet deposit of \$[AMOUNT] is required, held together with Tenant's security deposit in the same federally insured, Illinois-located, interest-bearing account (MCC § 5-12-080(a)(1), for RLTO-covered units), subject to the same annual interest requirement (MCC § 5-12-081) and 30-day itemization deadline as the rest of the security deposit.

3. PET FEE (NON-REFUNDABLE) / PET RENT

☐ A non-refundable pet fee of \$[AMOUNT] applies, due at [lease signing / other].

☐ Pet rent of \$[AMOUNT] per month applies, in addition to base rent.

4. PET RULES

Tenant agrees to: keep the pet(s) under control at all times in common areas; clean up after the pet(s) immediately; ensure the pet(s) do not disturb other tenants (excessive noise, aggression); comply with any condo association or building rules regarding pets, if applicable (see our condo rental rules guide); and be responsible for any damage the pet(s) cause beyond normal wear and tear, which may be deducted from the security deposit following the standard itemized-deduction process.

5. SERVICE AND EMOTIONAL SUPPORT ANIMALS — THIS ADDENDUM DOES NOT APPLY

This Addendum, including any pet fee, pet rent, or pet deposit described above, does NOT apply to a legitimate service animal or emotional support

animal that qualifies as a reasonable accommodation for a disability under the federal Fair Housing Act, the Illinois Human Rights Act, or the Illinois Assistance Animal Integrity Act. Tenant with a qualifying assistance animal should submit a separate written accommodation request; Landlord will not charge a pet fee, pet rent, or pet deposit for a legitimate assistance animal, and the "pets allowed" restriction in Section 1 does not apply to it. Tenant remains responsible for actual damage the animal causes, beyond normal wear and tear, the same as any other cause of damage.

6. MISREPRESENTATION

Tenant acknowledges that misrepresenting a pet as a qualifying assistance animal, or providing fraudulent supporting documentation, can be a Class C misdemeanor under the Illinois Assistance Animal Integrity Act.

SIGNATURES

LANDLORD: _____ DATE: _____

[LANDLORD FULL NAME]

TENANT: _____ DATE: _____

[TENANT FULL NAME]