



Pet addendum to lease (Dallas-Fort Worth landlord)

PET ADDENDUM TO LEASE

This Pet Addendum is made part of the lease dated [LEASE DATE] between [LANDLORD NAME] ("Landlord") and [TENANT NAME(S)] ("Tenant") for the premises at [ADDRESS, UNIT], Dallas-Fort Worth, TX [ZIP].

1. PET(S) APPROVED

Type/breed: [e.g., dog, domestic short-hair cat]

Name: [pet name] Weight: [approx. lbs] Age: [age]

[Add additional rows for more than one pet]

No other pet may be kept on the premises without Landlord's prior written consent added to this Addendum.

2. PET CHARGES (check and complete the applicable option(s))

☐ Refundable pet deposit: \$[amount]. This is a security deposit under Tex. Prop. Code § 92.102 and will be handled under the same rules as Tenant's other security deposit — returned within 30 days of move-out (§ 92.103(a)), not deducted for normal wear and tear (§ 92.104(a)), with a written itemized list of any deductions (§ 92.104(c)).

☐ Non-refundable pet fee: \$[amount], due [at signing / monthly], not returned at move-out under any circumstance.

☐ Monthly pet rent: \$[amount] per month, added to Tenant's regular rent for the duration this pet resides at the premises.

3. TENANT RESPONSIBILITIES

Tenant agrees to: keep the pet under control at all times; clean up after the pet, both inside and in any common/outdoor areas; comply with any applicable Dallas or Fort Worth animal-control and leash ordinances; and pay for any damage the pet causes beyond normal wear and tear, regardless of which pet charge option above applies.

4. SERVICE AND ASSISTANCE ANIMALS

This Addendum does not apply to a trained service animal or a documented assistance/emotional-support animal, which is not treated as a "pet" for fee purposes under federal fair-housing law — no pet deposit, fee, or pet rent may be charged for a qualifying service or assistance animal, though Tenant remains responsible for any actual damage the animal causes.

5. REMOVAL OF UNAUTHORIZED PET

An animal kept without being listed in Section 1 (and, if a service/assistance animal is claimed, without appropriate documentation) is a lease violation and may be treated as such under the lease's default and remedies provisions.

SIGNATURES

Landlord: _____ Date: _____

Tenant: _____ Date: _____

Tenant: _____ Date: _____