



Pet addendum (LA / California)

PET ADDENDUM TO RESIDENTIAL LEASE

Property: [rental address, unit], Los Angeles, CA [ZIP]

Landlord: [landlord name] Tenant(s): [tenant name(s)]

Lease dated: [lease date]

This Addendum amends the Lease referenced above and is incorporated into it.

1. PET(S) APPROVED

Type/breed: [description] Name: [pet name] Weight: [approx weight]

Additional pets require separate written approval.

2. PET DEPOSIT (COUNTS TOWARD THE OVERALL DEPOSIT CAP)

Pet deposit: \$[amount]. Under Cal. Civil Code §1950.5, as amended by AB 12, this pet deposit is part of the tenant's total security deposit, not an addition to it — the combined total of the regular security deposit, this pet deposit, and any other deposit may not exceed one month's rent (or two months' rent only if Landlord qualifies for the small-landlord exception under §1950.5). Landlord confirms the combined total collected does not exceed the applicable cap: Total combined deposit = \$[total], Applicable cap = \$[one or two months' rent].

3. PET RENT (IF ANY)

Monthly pet rent: \$[amount], added to Tenant's total monthly rent as stated in the Lease. This amount is disclosed here and incorporated into the Lease's rent terms; it is not a deposit and is not subject to the deposit cap in Section 2.

4. TENANT RESPONSIBILITIES

Tenant shall keep the pet under control at all times, clean up after the pet in common areas, prevent excessive noise or nuisance, and comply with all building rules and any leash/registration requirements under local law.

Tenant is responsible for any damage the pet causes beyond ordinary wear and tear.

5. NOT APPLICABLE TO SERVICE OR SUPPORT ANIMALS

This Addendum applies to pets. A legitimate service animal or emotional-support/assistance animal is not a "pet" for purposes of this Addendum under Cal. Gov. Code §12955 and federal fair housing law. Landlord shall not charge a pet deposit or pet rent for a documented service or support animal, though Tenant remains responsible for any actual damage caused by the animal, the same as any other tenant-caused damage.

6. REMOVAL FOR VIOLATION

If the pet becomes a nuisance, causes damage, or Tenant violates this Addendum, Landlord may require removal of the pet after written notice and a reasonable opportunity to cure, consistent with the Lease's

default and cure provisions.

7. ENTIRE AGREEMENT

This Addendum, together with the Lease, is the entire agreement regarding the pet described above and may be amended only in writing signed by both parties.

Landlord: _____ Date: _____

Tenant: _____ Date: _____