

Pet Addendum Checklist

From the tenant's first ask through move-out, documented at each step

Run this list whenever a pet joins a tenancy. It pairs with the Pet Addendum document. Full guide: clearlegaltips.com/pet-addendum-to-lease/

BEFORE SAYING YES

- ☐ The request is a pet request, not a disability-related assistance-animal request (if it is, switch to the accommodation track, in writing)
- ☐ Your state's deposit cap is checked, and any pet deposit fits inside or alongside it per the table
- ☐ Each charge is chosen with its legal name: refundable deposit, one-time fee where lawful, monthly pet rent
- ☐ Building, HOA, or insurance restrictions that genuinely apply have been confirmed

WRITING THE ADDENDUM

- ☐ The animal is described precisely: name, breed, age, weight, color, license number
- ☐ Vaccination records and a photo of the animal are attached as Exhibit A
- ☐ The money lines your state does not allow are struck, not left blank
- ☐ The violation clause and the assistance-animal line are both present
- ☐ The addendum references the lease by date and address, and both sides sign and date

DURING THE TENANCY

- ☐ The signed addendum is filed with the lease, not separately
- ☐ A second animal gets a second signed addendum before it moves in
- ☐ Pet-related complaints or damage are documented in writing as they happen

AT RENEWAL AND MOVE-OUT

- ☐ The pet layer carries into the renewal or is replaced deliberately
- ☐ Pet-damage deductions are itemized against the pet deposit under the state's normal deadline
- ☐ Whatever the deductions do not consume is returned with the security deposit

INSTRUCTIONS FOR USE

This checklist is general information, not legal advice. Pet-deposit rules sit on top of each state's general security-deposit law, and both change; the underlying table was verified in July 2026. The two costliest errors are stacking pet charges past a state cap and applying pet terms to an assistance animal, which moves the dispute into fair-housing law. The full guide, the state table, and official sources are at clearlegaltips.com/pet-addendum-to-lease/