



## PET AGREEMENT

This Pet Agreement is an addendum to the Rental Agreement dated \_\_\_\_\_ for the property

Located at \_\_\_\_\_.

### TERMS OF AGREEMENT

**Resident agrees to pay a pet charge of \$ \_\_\_\_\_ per month for the first pet and a charge of \$ \_\_\_\_\_ per month for the second pet.**

**Under no circumstances are puppies, rabbits, parrots, ferrets or gerbils permitted in your apartment!**

1. Pursuant to the Terms and Conditions of this Agreement, the pets specified below may be kept at the above-reference property:

Pet's Name	Type	Sex	Spayed/Neutered	License/ID No.

2. Within one week of occupancy, Pet Owners shall provide a photograph to landlord of each pet referenced above. Each photograph must clearly list the following information: Pet Owner's name, address, telephone number, and name of pet.
3. Pets shall not be kept, bred, or used for any commercial purpose without the permission of the landlord. All animals must be spayed and neutered unless Pet Owners provide sufficient written verification from a veterinarian that spay or neuter surgery would be medically unsafe for the pet.
4. Pets shall be confined to the Pet Owner's rental unit and must not be allowed to roam free or be tethered without appropriate supervision. Pets *must* be leashed at all times when outside of the rental unit or a fenced yard. Leashes are not to exceed 8 feet.
5. Pet Owners shall not permit their pet to become a nuisance or to create any unreasonable disturbance.

6. You may not day care or night care other pets. No other pets are allowed in your apartment or property except your own. NO exceptions! Tenant agrees they can be fined \$100.00 plus subject to ejection if it is found that any pet, other than their own as named and described above under #1, has been allowed on the premises. Failure to pay will result in the charges being withheld from the tenant's security deposit.

\_\_\_\_\_ - **initials**

7. Pet Owners shall promptly notify the landlord in the case of flea or tick infestation and shall permit landlord reasonable access to the rental unit for the purpose of professional fumigation at the expense of the Pet Owners.
8. Pet Owners shall provide adequate and regular veterinary care for their pets. Upon request, Pet Owners shall provide written verification that vaccinations are up to date.
9. Pet Owners shall provide ample food and water accessible to pets at all times.
10. Pet Owners shall diligently clean up and appropriately dispose of pet waste. Pet Owners who walk pets are responsible for *immediately* cleaning up after their pets and discarding securely bagged pet waste. Litter boxes must be changed on a regular basis to prevent odor in the apartment. Tenant agrees they can be fined \$25.00 plus the cost of cleanup if they fail to pickup animal feces around their apartment. Failure to pay will result in the charges being withheld from tenant's security deposit.

\_\_\_\_\_ - **initials**

11. Pet Owners shall provide access to the rental unit without prior notice if there is reasonable cause to believe that an emergency situation exists with respect to a pet.
12. Pet Owners shall indemnify, hold harmless, and defend landlord and/or its agents against all liability, judgment, expenses (including attorney's fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever that is caused by a pet.
13. Pet owners shall be financially responsible for any and all damage caused by his/her own pets. Any damage to the apartment building, grounds, grass or shrubbery, flooring, walls, trim, finish, tiles, carpeting, stains, etc., will be the full responsibility of the tenant and that tenant agrees to pay cost and expense of replacement of the damaged property. Failure to pay and all or part of these costs will be retained from the tenant's security deposit.

\_\_\_\_\_ - **initials**

14. Pet Owners agree to have the carpets cleaned and deodorized by a professional carpet cleaner (only approved cleaners at the landlord's discretion) at the end of the lease. Failure to do so will result in the carpet cleaning charge being retained from the tenant's security deposit. \_\_\_\_\_ - **initials**

- 15. Renters Insurance is required for all tenants with pets and proof of such insurance with pets noted on insurance must be supplied within 14 days of signing this agreement and annually with any lease renewal.
- 16. Replacement of current pet(s) MUST be approved in advance by the Rental Manager or Property Owner failure to do so in advance can result in your approval to keep a pet on Leased Premises being revoked.

**ENFORCEMENT**

Landlord shall first attempt to discuss with Pet Owners any infraction of the Terms and Conditions of this Agreement in a neighborly and respectful fashion in an effort to secure voluntary compliance. Pet Owners agree to immediately attempt to remedy any infraction. If the infraction is not resolved in a reasonable amount of time, landlord shall provide Pet Owners with written notice of the infraction, as well as a reasonable time period by which Pet Owners must remedy the infraction. If the infraction persists after written notice and reasonable opportunity to cure, Pet Owners shall be deemed to have breached the Terms and Conditions of this Pet Agreement.

Rental Manager or Property Owner

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Pet Owner/Tenant

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Date: \_\_\_\_\_