

<p>1 <b>PET AGREEMENT</b></p> <p>2</p> <p>3 <b>NONSTANDARD RENTAL PROVISIONS</b></p> <p>4</p>	<p>If any of the following terms and conditions are violated the owner shall have the right to immediately cancel this agreement and require the tenant to immediately remove the pet(s) from the premises. Cancellation of this agreement does not waive tenant's responsibility for any damages caused by tenant's pet(s).</p>
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5 This Pet Agreement is incorporated into Tenant's Residential Rental Agreement. If there is any conflict between the terms and conditions of this Pet Agreement and those contained in the Residential Rental Agreement, the terms and conditions of this Pet Agreement shall be controlling.

8 Tenant(s): \_\_\_\_\_

9 \_\_\_\_\_

10 Address: \_\_\_\_\_ Apt./Unit No.: \_\_\_\_\_

11 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

*Sample*

12 **Tenant agrees to the following terms and conditions:**

- 13 A. Only the pets listed below are allowed to be kept on the premises.
- 14 B. Tenant will not allow pet(s) to cause any danger, damage, nuisance, undue noise, or health hazard.
- 15 C. Pet(s) are not allowed to soil the premises, grounds, common areas, sidewalks, parking areas, landscaping, lawns, gardens, and other property of the owner.
- 16
- 17 D. Tenant agrees to promptly clean up after pet(s).
- 18 E. Tenant accepts full responsibility and liability for any and all damage, injury or action arising from or caused by tenant's pet(s).
- 19 F. Tenant agrees not to leave food or water for pet(s) outside the premises, in common areas or the grounds.
- 20 ~~G. Tenant agrees to remove the pet(s) offspring within eight (8) weeks of birth.~~
- 21 H. Tenant agrees to register, license and immunize pet(s) in accordance with all local laws and regulations.
- 22 I. Tenant warrants that pet(s) is/are housebroken and has no history of causing physical harm or injury to persons, animals, or property.
- 23 J. Tenant certifies and warrants the pet has no history of biting, no vicious tendencies, and has never exhibited any aggressive behavior to humans or other pets.

24 **K. Tenant agrees to the following rules as applying to specific pets:**

- 25 **Dogs:** Must be controlled at all times. Must be kept on a short leash while on grounds and in common areas. Barking which becomes a nuisance to other tenants will not be tolerated.
- 26
- 27 **Cats:** Must be controlled at all times. Must not be allowed to roam freely on the grounds or in common areas. Proper disposal of all cat litter shall be done on a frequent basis. Odors arising from cat litter will not be allowed.
- 28
- 29 ~~**Birds & Reptiles:** Must be properly caged at all times. Any waste or other materials must be cleaned on a frequent basis to prevent accumulation, damage and odors.~~
- 30
- 31

32 L. Other Terms: Addendum A to this Pet Agreement is made part of this Pet Agreement

33

34 M. Allowed Pets:	Kind	Type/Breed	Color	Name	Age	Weight
35	_____	_____	_____	_____	_____	_____
36	_____	_____	_____	_____	_____	_____

37 N. **Pet Rent & Deposit:** Tenant Agrees to pay the following pet deposit: \$ \_\_\_\_\_

38 Tenant agrees to pay the following pet rent/fee: \$ \_\_\_\_\_

39 Other: \$ \_\_\_\_\_

40 Total \$ \_\_\_\_\_

41 O. Tenant's financial obligations for pet(s) is not limited to any pet fee or deposit.

42 Tenant \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_ Tenant \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

43 Tenant \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_ Tenant \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

44 Owner/Agent of Owner \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_



## PET AGREEMENT ADDENDUM A

This Pet Agreement Addendum A is made part of the Pet Agreement as of this date \_\_\_\_\_, 20\_\_ between Owner/Agent of Owner and:

Tenant (s): \_\_\_\_\_

Address \_\_\_\_\_ Unit # \_\_\_\_\_

### TERMS OF AGREEMENT

#### Tenant agrees to all the following terms and conditions of this Addendum:

1. The additional Pet Rent of **\$60.00 per month** is only for rent when there is a pet in unit, it is not for damages. The additional Security Deposit required is **\$600.00**, this is just additional Security Deposit required with pet in unit and stays with your overall Security Deposit and is returned within 21 less legally withheld amounts at the end of your lease. When the pet dies or is removed a new security deposit does not have to be paid for a replacement pet.
2. **Annual Wellness exams are required. You must show proof of pet vaccinations and pet license. Animals must be spayed/neutered with proof shown.** The animal owner shall provide documentation of proper health care protocols including (a) proof of all required government licensing. (b) Licensed veterinarian proof of current rabies vaccination, flea and tick control, worm control and kennel cough vaccine, and any other veterinarian recommended immunizations. (c) Annual wellness exam

3. Your pet shall be confined to the Owner's rental unit and must not be allowed to roam free or be tethered without appropriate supervision. Your pet *must* be leashed at all times when outside of the rental unit. Leashes are not to exceed 5 feet. Animals are not to wander onto neighbors' areas. Your pet must be tethered in the back ONLY!!
4. Owners shall not permit their pet to cause any danger, damage, become a nuisance or to create any unreasonable disturbance or create a health hazard.
5. Pet Owners shall **promptly notify** the landlord in the case of flea, tick, bed bug or other pest infestation **and shall be responsible for the professional treatment at the expense of the Pet Owners.** Animal owners agree that any expense incurred by the landlord may be deducted from the security deposit. **If an infestation is discovered after tenant leaves, tenant agrees that cost to treat may be deducted from tenant's security deposit.**

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

6. Pet Owners shall provide ample food and water accessible to pets at all times. Tenant agrees **not** to leave food or water outside of the premises.
7. Pet Owners shall diligently clean up and appropriately dispose of animal waste. Pet Owners who walk their pet are responsible for *immediately* cleaning up after their pet and discarding securely bagged pet waste. **Tenant agrees they can be fined \$45.00 plus the cost** of cleanup if they fail to pick up animal feces around their apartment or is not properly keeping the litter box clean. Failure to pay may result in the charges being withheld from tenant's security deposit.

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

8. Pet owners shall be financially responsible for any and all damage caused by his/her own animal. 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 may be retained from the tenant's security deposit.

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

9. Replacement of current pet **MUST** be approved in advance by the Property Manager/ Property Owner. **Failure** to do so in advance can result in your approval to keep an animal on Leased Premises being revoked plus a **\$200.00** fine/fee will be imposed and if not paid may be deducted from your security deposit.

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

**10.If your animal causes any damage to the unit while the owners are away or causes a disturbance while the owners are away the animal will not be allowed to be kept in the unit alone, without supervision.**

11. We the tenant (s) and owners of this animal understand and will abide by the terms of this agreement and understand that violations of this Pet Agreement could cause our privilege to have a pet revoked and the animal then must be removed from the unit.

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

**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, and reasonable opportunity to cure. Which is a 5-Day Notice to cure a breach of the Pet Agreement and Lease Agreement. Pet Owners shall be deemed to have breached the Terms and Conditions of this Pet Agreement with such Notice.

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

**Rental Manager or Property Owner**

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

**Animal Owner/Tenant**

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

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

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