

PET AGREEMENT BETWEEN TENANT AND LANDLORD

This Pet Agreement ("Agreement") amends the lease dated ____/____/____ between _____ ("Tenant"), and _____ ("Landlord").

Landlord's permission for Tenant to keep a pet is a privilege, not a right. Landlord may revoke permission to keep a pet at any time in Landlord's sole discretion.

1. Tenant agrees to abide by Landlord's Pet Policies, and Landlord agrees to permit tenant to keep the pet(s) described in this Agreement in accordance with Landlord's pet policies.

2. Pet(s)

Type of Pet _____

Name of Pet _____ Age ____ Sex ____

Breed / Description _____ (Color, Breed)

Type of Pet _____

Name of Pet _____ Age ____ Sex ____

Breed / Description _____ (Color, Breed)

3. Tenant agrees to pay Landlord a refundable pet deposit in the amount of \$150.00, in addition to the Security Deposit described in Tenant's lease, as follows:

Landlord is authorized to retain part or all of Tenant's Pet Deposit and Security Deposit, as reimbursement for fumigation, extermination, or any other costs incurred as a result of Tenant having a pet in the Premises. Landlord's retention of part of all of the Pet Deposit and Security Deposit is without prejudice to any of Landlord's other remedies. Landlord agrees to refund to Tenant part or all of the Pet Deposit if costs are less than the total calculated damages or costs due to Tenant's Pet(s).

4. Tenant is NOT permitted to have Pets other than those specifically listed in this Agreement. Tenant will not permit any "visiting" or temporary boarding animals other than those specifically listed in this Agreement.
5. Tenant is liable for any damage or injury caused by Tenant's Pet(s), and shall pay for or reimburse Landlord for any costs arising from Tenant's Pet(s) or arising from Tenant keeping Pet(s) on the Lease Property.
6. Tenant assumes all responsibility and is strictly liable for, and agrees to indemnify, hold harmless, and defend Landlord against liability, judgments, expense, or claims, including by third parties, for injury to a person or damage to property caused by Tenant's pet(s) or arising from Tenant keeping Pet(s) on the Lease Property.
7. Tenant agrees not to permit any unsupervised and/or unrestrained animals to be outside the building on the Premises or in any common area, and agrees Tenant's Pet(s) will be allowed out of the premises only under the complete control of a responsible human companion and on a hand held leash or in a pet carrier. Tenant must be able to maintain and must maintain control over Pet(s) at all times, and must RESTRAIN all Pet(s) AT ALL TIMES when the Pet(s) is not in the Premises.

8. Tenant provides the following information and agrees to notify Landlord in writing of any changes:

Emergency caretaker for pet(s):

Name: _____

Address: _____

Telephone: _____

Veterinarian:

Name: _____

Address: _____

Telephone: _____

9. Tenant shall properly maintain, license, and inoculate Pet(s) as required by local, county, or state statute, ordinance, or health code, and display owner identification and current inoculation tags on Pet(s) at all times.
10. Tenant will provide adequate and regular food, water, owner and veterinary care, and will not abandon or leave Pet(s) unattended for any unreasonable period.
11. Tenant agrees to clean up after their Pet(s) and to dispose of their Pet(s)'s waste properly and promptly.
12. Tenant agrees to keep their pet from being unnecessarily noisy or aggressive, or from causing an annoyance or discomfort to others, and will promptly remedy any complaints made through Landlord.
13. Tenant agrees that, if efforts to contact Tenant and emergency caretaker are unsuccessful, Landlord may enter the Tenant's unit if there is reasonable cause to believe an emergency situation exists with respect to the pet(s). If it becomes necessary for the pet to be boarded, Tenant agrees to pay any and all costs incurred.

By signing this Agreement, Tenant agrees to the terms and conditions of this Agreement and has paid a pet deposit of \$150.00. The pet deposit is fully refundable if Landlord determines there are no damages.

Tenant Name:

Date:

Tenant Name:

Date:

Landlord:

LEASE PET POLICY ADDENDUM
ALL TENANTS MUST READ & SIGN THIS ADDENDUM

This addendum sets out the terms and conditions of Tenant having pets On Landlord's property and **must be read and signed by all tenants when adding a pet.**

Pets are not permitted unless this addendum is completed, agreed upon, and signed by both TENANT and LANDLORD. If a pet is acquired after completion of this form, Landlord must be notified in writing, approve any added pet, and Tenant must pay the proper "Deposit" and "Fees" as described below.

Tenant agrees to read and comply with the Pet Rules. Tenant understands that any complaint or notice received regarding the pet(s) is considered a violation of the Lease and may result in immediate removal of the pet(s) and/or Lease termination; whichever Landlord deems necessary. Tenant also understands that no pets are permitted to visit or temporarily be boarded in the Lease Property; doing so would also be considered a Lease violation and subject to immediate removal of pet and/or Lease termination.

The following rules, restrictions, and obligations apply to all tenants.

By affixing your signature on this Agreement, you acknowledge that you have read, understand, and agree to the following:

1. Tenant will not have any vicious or dangerous animal on the Premises.
2. Tenant will not permit any Pet to be loud or noisy, including excessive barking, jumping, scratching, whining, or any other sound.
3. Tenant will not permit any pet to disturb the health, safety, rights, comfort, quite or peaceful enjoyment of other tenants.
4. Any odor resulting from any Pet is a nuisance and Tenant will correct any pet odor immediately.
5. Tenant will place and keep all pet food and water bowls on a protective/plastic floor covering.
6. Tenant will not permit any Pet to urinate or defecate on any unprotected floor.
7. Tenant will place and keep all litter boxes on a protective/plastic floor covering and maintain all litter boxes in a proper and sanitary condition.
8. Tenant agrees to clean up after dog(s) immediately and properly dispose of all waste into nearest outdoor trash receptacle.
9. Tenant will double bag and dispose of used litter in the nearest outdoor trash receptacle and will NOT dispose of down the toilet regardless of any product's claim of "flushability."
10. Tenant agrees to notify Landlord of any violation by another tenant or that Tenant's pet.
11. Tenant understands that this Pet Policy list is subject to change as Landlord deems necessary.

I have read, understand, and agree to all the terms and conditions described above in the *Pet Deposit*, and *Rules* section of this Pet Policy agreement.

Tenant Name:

Date:

Tenant Name:

Date: