



## PET AGREEMENT

(ATTACH PHOTO & VACCINATIONS OF PET)

Tenant Name(s): \_\_\_\_\_ Date: \_\_\_\_\_

Property Address: \_\_\_\_\_

OWNER/AGENT agrees to waive the pet restrictions of the rental agreement/lease making this agreement become an addendum to the original lease provided that the Tenant(s) and pet owner agree to and meet the following terms and conditions:

1. Only the following pet listed and described below is authorized under this pet agreement. Any change of pet or additional pets must be approved by the Agent and will require a new pet deposit and new agreement.
  - a. Check one: ☐ DOG ☐ CAT
  - b. Pet Name: \_\_\_\_\_
  - c. Breed/Sex: \_\_\_\_\_
2. Tenant agrees to a \$500 non-refundable pet deposit which will not be used for payment of damage caused by the pet.
3. The non-refundable pet deposit cannot be transferred to another unit.
4. The non-refundable pet deposit is for the pet listed on this agreement only.
5. Tenant agrees to a pet rent of \$25 per month for the pet listed above.
6. Tenant agrees to register the pet in accordance with local laws and requirements.
7. Tenant agrees to immunize the pet in accordance with local laws and requirements and provide Agent a copy of the immunization annually.
8. All pets must be spayed/neutered, and Tenant agrees to provide Agent a copy of verification by their veterinarian.
9. All pets must not exceed a weight of 30 pounds once full grown.
10. Pet will not cause danger, damage, nuisance, noise, health hazard or soil the unit, premises, grounds, common areas, walks, parking areas, landscaping, or gardens.
11. Pet will not be allowed to make excessive noise or engage in threatening conduct which might disturb the other residents.
12. Tenant agrees to immediately clean up after the pet and dispose of the waste properly.
13. Any pet waste that may accumulate in a tray inside the unit will be disposed of properly and promptly.
14. Tenant agrees to pay for any pest control that results due to having a pet. (i.e. fleas, ticks, etc.)
15. Pet will not be allowed out of Tenant's unit except when under Tenant(s) or, if applicable, Tenant(s) care provider's direct control and authority.
16. Pet will not be chained or tied in any way to the exterior of the building.

17. Tenant agrees to accept full responsibility and liability for any damage, injury, or actions from or caused by their pet and agrees that any damages (whether personal injury or property) attributed to the pet will be paid promptly by the Tenant.
18. Tenant agrees to immediately notify the Owner/Agent of any personal injury or property damage caused by the pet.
19. Tenant and any guest or invitee of Tenant shall guarantee and hold Owner/Agent and its employees, harmless from and against any actions, suits, claims and demands, including legal fees, cost, and expenses, arising from damage or injury to any person or property of others by any pet.
20. Tenant agrees not to leave the pet unattended for more than 24 hours. If the pet is left unattended for more than 24 hours, the landlord may enter the premises of the Tenant, remove the pet, and turn it over to the shelter or other appropriate authorities.
21. At the end of the lease period, tenant agrees that carpet, doors, woodwork, walls or any other damage caused by pet be repaired or replaced at tenant's expense to the same standard as date of lease inspection.
22. Tenant understands that permission to keep the pet on the premises will be revoked if there is a failure to comply with the rules and regulations above or if Tenant permits the pet to become a nuisance and receives three complaints from the Agent. Upon revocation of this notice of this Agreement, the Tenant must permanently remove the pet from the premises within ten days from the date of the notice. Failure to do so will result in the termination of the lease.

By signing below, the Tenant(s) certifies that the pet has no history of aggressive, threatening, or violent behavior and agrees to the above provisions.

Tenant Signature: \_\_\_\_\_

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

Tenant Signature: \_\_\_\_\_

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

Agent Signature: \_\_\_\_\_

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