

Pet Agreement: Caged Animals

Residents/Pet Owner:

Pet Age/Name

Type Breed

Landlord's agreement is conditioned upon all of the following terms: _____
TENANT INITIALS AND DATE

1. (int. _____) **Additional Damage/Security Deposit, Fees and Rent. Charges are Per Cage.**

Additional Damage/Security Deposit:	\$ 125.00
Non-Refundable Pet Fee:	\$ 125.00
Total:	\$ 250.00 (due prior to pet taking occupancy)

2. (int. _____) **Conditional Authorization for Pet:** Residents are hereby authorized to keep a pet on the premises, subject to the terms of this agreement. Authorization may be terminated if a resident's right of occupancy is lawfully terminated or if any terms of this agreement are violated in any way by resident or resident's family, guest or invitee.
3. (int. _____) Residents agree that the pet will not disturb the rights, comforts, and convenience of other residents. This applies whether the pet is inside or outside. No pet noise whatsoever shall be allowed to escape from the Property.
4. (int. _____) **No limit on Liability:** The additional monthly rent and deposit under this pet agreement is not a limit on resident's liability for property damage, cleaning, deodorization, defleaing, replacements and or personal injuries set forth below. Residents shall be liable for the entire amount of all damages caused by such pet. This applies to carpets, doors, walls, drapes, screens, furniture, appliances, landscaping and any other part of the rental premises. If such items cannot be satisfactorily cleaned or repaired residents must pay for complete replacement by owner. Payment for damages, repairs, cleaning replacements etc., shall be due immediately upon demand.
5. (int. _____) **All pets are to be caged when the Resident is away from their home.** Caged in the means of the pet not being allowed to roam freely through the home while the resident is away. Pet may not be caged outside or left outside unattended. If the pet is not caged, resident will be charged a \$100.00 fine per occurrence. Owner or Owner's Representatives will not be held liable for the pet exiting the home.
6. (int. _____) Residents shall be strictly liable for the entire amount of injury to any person or their property when caused by residents' pet. Resident shall indemnify owner of all cost of litigation and attorney's fees resulting from such injury.
7. (int. _____) Residents shall not permit the pet in other apartments, laundry rooms, offices, clubrooms or recreational facilities. **(When the pet is outside of the apartment, the pet shall be kept under the residents' supervision at all times.)** Owner or owner's representative shall have the right to pick up loose pets and/or report them to the proper authorities. Owner may impose reasonable charges for picking up and/or keeping loose pets.
8. (int. _____) **Pets must be house broken.** Resident agrees to immediately clean up after the pet, both inside and outside the premises and to dispose of any pet waste promptly and properly.
9. (int. _____) Only the above described pet is authorized to be kept in the resident's apartment. No substitutions are allowed. No other pets shall be permitted.
10. (int. _____) Upon move out of residents, the carpet will be professionally deodorized, and defleaed for the protection of future residents. **Such work and any other extra shampoo treatment will be arranged by the owner and paid for by the resident.**
11. (int. _____) **Inspection:** At any time with 48 hours written notice of entry, owner will conduct inspections to ensure that occupants are following the pet rules outlined in pet agreement.
12. (int. _____) **Violation of Rules:** If, in Owner's sole judgment, any rule or provision of this Pet Agreement is violated by Resident(s) or their guests, Resident(s) shall immediately and permanently remove the Pet from the Premises upon 10 days' written notice from Owner. If the resident refuses to remove the pet, eviction procedures will begin at owner's option and at tenant's expense.
13. (int. _____) **Other Remedies:** This Pet Agreement is an Addendum to the Rental/Lease Agreement between Owner and Resident(s). If any rule or provision of this Pet Agreement is violated, Owner shall, in addition to the foregoing, have all rights and remedies set forth in the Rental/Lease Agreement for violations thereof, including, but not limited to, eviction, damages and attorneys' fees.

Additional Rules: Owner shall have the right to make reasonable changes and additions to the pet rules if in writing and distributed to all residents who are permitted to have pets.

Resident: _____ Date: _____ Owner/Agent _____ Date: _____