



Add a Pet Request (T-121)

Tenant(s): _____

Property Address: _____

Pet Description

Name _____
Type _____
Breed _____
Color _____
Weight _____
Age _____
Gender _____
Declawed? _____ Yes, _____ No
Neutered? _____ Yes, _____ No
Current Rabies Shot? _____ Yes, _____ No
Where is pet kept? _____

I understand that in requesting to add a pet, I must comply with the breed guidelines as listed out below. Landlord has final approval as to all pets allowed on the lease and in the home.

Prohibited Dog Breeds List

List includes several noted aggressive breeds, but not limited to just these noted breeds. Some rental properties may have other restrictions that will apply as well, per the Landlord (owner.)

Akitas	Pit Bulls	Mastiffs
Alaskan Malamutes	Presa Canarios	Japanese Tosa
Chows	Rottweilers	Dogo Argentino
Doberman Pinschers	Siberian Huskies	American Bulldog
German Shepards	Staffordshire Terriers	Gull Dong
Great Danes	Wolf-hybrids	Rhodesian Ridgeback

Once this request is delivered to the HPM office, process will begin for adding a pet. If approved by the owner, a non-refundable pet fee of \$200 (per pet) will be collected prior to any pet entering the home. Pet fee may be higher depending on the weight limit/breed restriction or by owner preference. You will be informed if the fee is higher.

If pet is Approved by the owner, the following page with Terms and Conditions apply to the Lease:

Photo of pet must be supplied with the Add a Pet Request paperwork to be processed. Email to Leasing3@hpm-inc.com



Tenants are allowed to keep a pet only under the following terms and conditions, and landlord shall have the right to terminate tenant's lease or terminate tenant's right of possession for a violation of this addendum.

1. Tenant is not permitted to add or substitute pets for those listed without prior written consent of landlord.
2. Pets will not cause: danger, damage, nuisance, noise, health hazard, or soil the premises, grounds, common areas, walks, parking areas, landscaping or gardens. Tenant agrees to clean up after any pets and agree to accept full responsibility and liability for any damage, injury, or actions arising from or caused by pets. Landlord may bill tenant for damage caused by any pet, which amount shall be paid no later than the following month rent. If notified to remove any pet, tenant has 48 hours to comply from the time of notification.
3. Tenant agrees to register and immunize the pets in accordance with local laws and requirements.
4. Tenant warrants that the pets are housebroken.
5. Tenant warrants that the pets have no history of causing physical harm to persons or property, such as: biting, scratching, chewing, and that pets have no vicious history or tendencies.
6. Landlord will report pets left by tenant unattended, neglected, mistreated, or any noted lack of ability to care for pets to the Animal Control authority. The landlord deems such circumstances an emergency for the purposes of the landlord's right to enter property and allow authorities to remove the animal. Landlord accepts no responsibility for any pets removed.
7. Tenant agrees to observe the following:
 - Dogs and Cats:** Must be controlled at all times and kept on short lease when on property or common grounds. Barking will not be tolerated in that it is considered a nuisance to neighbors. Proper disposal of cat litter (securely bagged) will be done on a frequent basis. Odors arising from cat litter will not be tolerated.
 - Birds:** Must be properly caged. Seeds and droppings will be shielded or caught to prevent accumulation and/or damage to carpeting/flooring.
 - Fish:** Aquariums will not leak and will be cleaned regularly to prevent foul water and/or odors.
8. Tenant understands they are fully responsible for pest control during and after vacancy. Receipt for pest control service (specifically for flea treatment) is required upon vacating property.

Tenant Signature: _____ Date: _____

Tenant Signature: _____ Date: _____

___ **Approved** ___ **Denied** Landlord: _____ Date: _____

Add a Pet Admin Fee: \$25 (per pet)