



PET AGREEMENT



Address _____
 Date of Lease _____
 Residents _____
 Type/Breed _____
 Color/Weight _____
 Age/Name _____
 House Broken N Date of Last Rabies Shot _____

TERMS

1. **CONDITIONAL AUTHORIZATION FOR PET:** Residents are hereby authorized to keep a pet, which is described below, on the premises of the apartment until the lease expires. Authorization may be terminated if residents' right of occupancy is lawfully terminated or if the pet rules listed below are violated in any way by resident or residents' family, guest or invitee.
2. **ADDITIONAL SECURITY DEPOSIT:** The total security deposit as required in the lease shall be increased by \$200 per pet.
3. **NO LIMIT ON LIABILITY:** The additional monthly rent under this pet agreement is not a limit on residents' 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 and any other part of the apartment or apartment complex, including landscaping. 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. Residents shall be strictly liable for the entire amount of any injury to the person or property of others, caused by such pet; and resident shall indemnify owner for all costs of litigation and attorney's fees resulting from same.
4. **DESCRIPTION.** Description of Pet: Only the above described pet is authorized to be kept in the residents' apartment. No substitutions are allowed. No other pets shall be permitted on the premises, residents' guests or occupants unless listed on this agreement.
5. **MOVE OUT:** Upon move out of residents, the carpet will be professionally shampooed, and defleaed for the protection of future residents. Residents shall also be liable for the deodorization of the apartment, if such is necessary in the judgment of the owner. Such shampooing, defleaing, and/or deodorization will be arranged by the owner and paid for by the resident
6. **VIOLATION OF RULES:** If any rule or provision of the Pet Agreement is violated by residents, occupants, guests or invitees, residents shall, at owner's option, immediately and permanently remove the pet from the premises upon written notice by owner or owners' representative. If the resident refuses to remove the pet, eviction procedures will begin at owner's option.

Pets are a serious responsibility and risk for each resident in the apartment. If not properly controlled and cared for, pets can disturb the rights of others and cause hundreds of dollars in damage running for which residents may be held liable.

PET RULES

Residents are responsible for the actions of the pet at all times and agree to abide by the following rules.

Residents agree that the pet will not disturb the rights, comforts, and convenience of other residents in the complex. This applies whether the pet is inside or outside.

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 on a leash AND 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.

The pet shall not be tied to any fixed object anywhere on the apartment complex, including walkways, stairs, stairwells, parking lots, grassy areas or any other place within the apartment complex.

Unless the owner has designated a particular area of the apartment complex for pet defecation, residents must take the pet off the premises of the apartment complex for that purpose. Residents will not permit the pet to defecate anywhere on the apartment complex, including patio areas, walkways, stairwells, parking lots, grassy areas or any other place within the apartment complex. If such should occur, residents will be responsible for the immediate removal of the waste. Notwithstanding any provision herein, residents shall comply with local city ordinances regarding pet defecation.

Dogs and cats must be housebroken. Birds must be caged at all times.

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.

THIS IS A BINDING LEGAL DOCUMENT. READ CAREFULLY BEFORE SIGNING.

Residents: _____ Date: _____

Owner/Agent: _____ Date: _____