



# PET AGREEMENT



Tenants: \_\_\_\_\_

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

Date of Lease: \_\_\_\_\_

Type/Breed: \_\_\_\_\_ Color/Weight \_\_\_\_\_

Age/Name: \_\_\_\_\_ House Broken: Y or N

Date of Last Rabies Shot: \_\_\_\_\_

## TERMS

**CONDITIONAL AUTHORIZATION FOR PET:** Tenants are hereby authorized to keep a pet, described below, on the premises of the residence until the lease expires. Authorization may be terminated if tenant's right of occupancy is lawfully terminated or if the pet rules listed below are violated in any way by tenant or tenant's family, guests or invitees.

**ADDITIONAL SECURITY DEPOSIT:** The total security deposit as required in the lease shall be increased by \$400.00 per pet.

**NO LIMIT ON LIABILITY:** The additional monthly rent under this pet agreement is not a limit on tenants' liability for property damage, cleaning, deodorization, defleaing, replacements and/or personal injuries set forth below. Tenants shall be liable for the entire amount of all damage caused by such pet. This applies to carpets, doors, walls, drapes, screens, furniture, appliances and any other part of the residence, including common areas and yards and landscaping. If such items cannot be satisfactorily cleaned or repaired, tenants must pay for complete replacement by owner. Payment for repairs, replacements, etc... shall be due immediately upon demand. Tenants shall be strictly liable for the entire amount of any injury to the person or property of others caused by such pet and tenant shall indemnify owner for all costs of litigation and attorney's fees resulting from same.

**DESCRIPTION:** Only the above described pet is authorized to be kept in the tenant's residence. No substitutions are permitted. No other pets shall be permitted on the premises, tenant's guests or occupants unless listed on this agreement.

**MOVE OUT:** Upon move out of tenants, the carpet will be professionally cleaned and de-fleaed for the protection of future tenants. Tenants shall also be liable for the deodorization of the residence if such is necessary in the judgement of the owner. Such carpet cleaning, defleaing and/or deodorization shall be arranged by the owner and paid for by the tenants.

**VIOLATION OF RULES:** If any rule or provision of this pet agreement is violated by tenants, occupants, guests or invitees, the tenants shall, at the owner's option, immediately and permanently remove the pet from the premises upon written notice by the owner or owner's representative. If the tenant refuses to remove the pet, eviction procedures shall begin at the owner's option.

## PET RULES

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

Pet must be a minimum of 2 years old and housebroken. Birds must be caged at all times.

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

**Pets are a serious responsibility and risk for each tenant at the residence. If not properly controlled and cared for, pets can disturb the rights of others and cause hundreds of dollars in damage over time for which tenants may be held liable.**

Tenants shall not permit the pet in other apartments, laundry rooms, offices, clubrooms or recreational facilities.

When the pet is outside of the residence, the pet shall be kept on a leash AND under the tenant's 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 at the residence, 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 residence for pet defecation, residents must take the pet off the premises for that purpose. Tenants shall not permit the pet to defecate anywhere on the premises, including patio areas, walkways, stairwells, parking lots, grassy areas or any other place within the residential complex. If such should occur, tenants shall be responsible for the immediate removal of the waste. Notwithstanding any provision herein, tenants shall comply with local city ordinances regarding pet defecation.

## ADDITIONAL RULES

**Owner shall have the right to make reasonable changes and additions to the pet rules if in writing and distributed to all tenants who are permitted to have pets.**

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

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

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

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

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

Owner/Agent: \_\_\_\_\_ Date \_\_\_\_\_