

PET AGREEMENT

This agreement is attached to and is part of the Rental Agreement dated \_\_\_\_\_ between \_\_\_\_\_, (the owner), and \_\_\_\_\_, (the tenants)

. It becomes effective on \_\_\_\_\_ (date).

Tenants desire to keep the following described pet

Type: \_\_\_\_\_

Breed: \_\_\_\_\_

Name: \_\_\_\_\_

Weight: \_\_\_\_\_

in the dwelling they occupy under the Rental Agreement referred to above. Because this agreement specifically prohibits keeping pets without the Owners' permission, Tenants agree to the following terms and conditions in exchange for their permission:

- 1. The Tenant shall remove any pet previously permitted within three (3) days of written notification from the Landlord that the pet, in the Landlord's sole judgment, creates a nuisance or disturbance or is, in the Landlord's opinion, undesirable. If the pet is caused to be removed pursuant to this paragraph, the Landlord shall not be required to refund the Pet Fee; however, the Tenant shall be entitled to acquire and keep another pet of the type previously authorized.
2. Pet Fee: Tenant shall pay a pet fee in the amount of \$\_\_\_\_\_ ("Pet Fee"). Tenant acknowledges that the amount of the Pet Fee is reasonable and agrees that the Landlord shall not be required to refund the Pet Fee in whole or in part. Tenant agrees to reimburse Landlord for any primary or secondary damages caused by any pet kept by Tenant on the Premises, whether the damage is to the Premises or to any common areas used in conjunction with them.
3. Tenants agree that they are solely responsible for the maintenance of the above described pet, and agree to keep their pet under control at all times.
4. Tenants agree to keep their pet restrained, but not tethered, when it is outside their dwelling.
5. Tenants agree to adhere to local ordinances, including leash and licensing requirements.
6. Tenants agree not to leave their pet unattended for unreasonable periods.

7. Tenants agree to clean up after their pet and to dispose of their pet's waste properly and quickly.
8. Tenants agree not to leave food or water for their pet or any other animal outside their dwelling where it may attract other animals.
9. Tenants agree to keep their pet from being unnecessarily noisy or aggressive and causing any annoyance or discomfort to others and will remedy immediately any complaints made through the Owners or Manager.
10. Tenants agree to provide their pet with an identification tag that the pet will wear at all times while on the premises.
11. Tenants agree not to breed or allow the pet to reproduce, but if this should occur, the pet's offspring will be placed within eight weeks of birth.
12. Tenants agree to immediately pay for any damage, loss, or expense caused by their pet.
13. Tenants agree to pay for pest infestation services resulting from pets allowed in the property by tenant after termination of occupancy
14. Tenants agree that this Agreement applies only to the specific pet described above and that no other pet may be substituted. Tenants agree to furnish the Owners with a picture of their pet prior to occupancy.
15. Tenants agree that the Owners reserve the right to revoke permission to keep the pet should the Tenants break this agreement. Tenants will be given 3 days to remove the pet from the premises.
16. Any animals on the property not registered under this Rental Agreement will be presumed to be strays and will be disposed of according to law, at the option of the Landlord.
17. Indemnity: Tenant agrees to indemnify and hold Landlord and Landlord's agents harmless from any liability to third parties which may result from Tenant's keeping of such pet.
18. Insurance: Tenant is required to obtain and maintain a renter's insurance policy, Tenant understands and agrees that the policy will include coverage for bodily injury and property damage caused by such pet.

Owner \_\_\_\_\_

Tenant \_\_\_\_\_