

Date: _____

Pet Owner: _____

Address: _____

PET AGREEMENT

This Pet Agreement is attached to Rental Agreement dated _____, of the Rental Agreement is modified to permit the resident to keep the following described pet on the leased premises, subject to the following special covenants and conditions which are made a part of the original lease. The maximum number of pets per household should not exceed two (2).

1. Resident agrees to pay the monthly **Pet Fee of \$45.00 per pet.**
2. Upon execution of the Agreement, it is agreed that resident's security deposit referred to in Paragraph 3 of the Rental Agreement will be used if any pet damage has occurred. The tenant has paid a non-refundable pet fee.
3. Resident agrees to faithfully keep and perform the following covenants while such pet is kept on premises.

a) That only the pet described and pictured in the tenant supplied photograph and named below will be permitted on the premises and no additional or different pet will be kept or allowed on the premises at any time. The tenant agrees the maximum weight full grown is not to exceed 25 pounds on the 2nd and 3rd floor apartments and 40 pounds on the first-floor apartments. (BREED RESTRICTIONS APPLY). In the event any of the above should occur, tenant shall be in default and Landlord shall have the option of terminating this agreement or the lease.

_____ Initial

b) When taken outside the residence, such pet will be kept on a leash, accompanied, and in control by the resident at all times. Pets will not be permitted in the pool area.

c) Such pet shall not be left alone and unattended for more than ten (10) hours at any time. It shall also be taken away from the premises for toilet facilities with all feces being cleaned up immediately by the owner.

d) Such pet shall not be allowed to disturb, annoy, or become a nuisance to other occupants of the apartment building or other occupants of the townhouses.

e) That resident will comply with any other rules hereinafter published by Landlord for the proper conduct of pets kept on the premises.

f) Resident agrees to promptly remove said pet from the premises upon termination of this pet agreement or the lease to which it is attached.

g) Resident will comply with all city ordinances regarding pets.

4. This Pet Agreement shall remain in effect for the term of the Rental Agreement mentioned above, including extensions or renewal thereof.

5. Breach or default by resident of any provision of this Pet Agreement shall be considered a default under the Rental Agreement and entitles Landlord to all the remedies therein provided.

6. Resident agrees to indemnify and hold Landlord harmless from any and all public liability and/or property damage arising either directly or indirectly from the keeping of a pet on the premises.

7. Resident's \$300.00 pet fee, is non-refundable and not to be included with the security deposit for the apartment.

8. Resident acknowledges with this signed Pet Agreement that all carpets will be professionally cleaned and deodorized and a copy of the receipt should be presented at the time of move-out. If carpets have not been professionally cleaned, Landlord will take these charges from Resident's deposit. _____Initial

9. If serious carpet damage occurs as a result of a pet on the leased premises requiring carpet replacement, said tenant will be charged for the complete replacement. This includes the charges for any extra floor sealing for pet urine odor, etc... _____Initial

Tenant supplied photograph:

Kind of Pet(s) & Age(s):

Breed & Color of Pet(s):

Weight of Pet(s):

Name(s) of Pet(s):

Witness the signatures of the parties this ____ day of _____, _____.

Resident Dated

Landlord Dated