

Pet Agreement

4502 KLONDIKE CT.

This agreement is attached to and is part of the Rental Agreement dated _____ between _____, (the owner/landlord), and _____, (the tenants) . It becomes effective on _____ (date).

Tenants desire to keep the following described pet

Type: _____
Breed: _____
Name: _____
Weight: _____

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) 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.
- 2) Tenants agree to keep their pet restrained, but not tethered, when it is outside their dwelling.
- 3) Tenants agree to adhere to local ordinances, including leash and licensing requirements.
- 4) Tenants agree not to leave their pet unattended for unreasonable periods.
- 5) Tenants agree to clean up after their pet and to dispose of their pet's waste properly and quickly.
- 6) Tenants agree not to leave food or water for their pet or any other animal outside their dwelling where it may attract other animals.
- 7) 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/Landlord/Manager.

- 8) Tenants agree to provide their pet with an identification tag that the pet will wear at all times while on the premises.
- 9) Tenants agree not to breed or allow the pet to reproduce, but if this should occur, the pet's offspring will be placed/removed within eight weeks of birth.
- 10) Tenants agree to immediately pay for any damage, loss, or expense caused by their pet, and in addition, they will add \$ **_\$350 Per Pet_** to their security/cleaning deposit, which may be used for cleaning, repairs or delinquent rent when Tenants vacate. This added deposit, or what remains of it when pet damages have been assessed, will be returned to Tenants within **__14-30__** days of the end of their lease.
- 11) Tenants agree to pay for pest infestation services resulting from pets allowed in the property after termination of occupancy (if needed).
- 12) 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/Landlord with a picture of their pet(s) prior to occupancy.
- 13) Tenants agree that the Owners/Landlord reserve the right to revoke permission to keep the pet should the Tenants break this agreement. Tenants will be given 5 days to remove the pet from the premises.
- 14) Any animals on the property not registered under this Rental Agreement will need to be removed at the option of the Landlord.

Landlord _____

Tenant(s) _____, _____