

## PET AGREEMENT (35 lb dog or fixed cat)

This agreement is a contract by and between \_\_\_\_\_ herein called LANDLORD, and the undersigned TENANT(s) \_\_\_\_\_, for a pet(s) to be kept with TENANT at \_\_\_\_\_ and is part of the lease dated \_\_\_\_\_.

In response to TENANT's request, LANDLORD agrees that TENANT may keep ONE (1) \_\_\_\_\_ (type of animal) Name \_\_\_\_\_ (Breed/Type Color Gender) on the premises according to the following terms and conditions:

A) Under no circumstance may the DOG be of any of the following breeds: Akita, American Pit Bull Terrier, American Staffordshire, Staffordshire Terrier, Chow or Chow Chow, Rottweiler, Wolf hybrid (with any breed), German Shepherd, Husky, Alaskan Malamute, Doberman Pinscher, Great Dane, St. Bernard. In addition, any animal with any of the following attributes is ineligible: Guard dog, attack dog, any dog permanently chained outside, any animal that has bitten, attacked or has vicious tendencies such that it must be removed or restrained when people are present.

B) TENANT shall pay \$ \_\_\_\_\_/month added rent for any month or partial month when the PET stays in the apartment or visits the apartment.

C) The PET described above, and only the described pet, may be kept on the premise. This agreement shall not be construed as permitting additional pets, or the replacement of the described pet with another in the event of its transfer, loss or death.

D) Tenant agrees to pay added security deposit to LANDLORD in the sum of \$ \_\_\_\_\_. This amount does not nullify any further damage/repair costs in the event that the PET causes damage to the unit or building beyond the amount of any security deposit.

E) Tenant shall comply with all applicable laws, ordinances and regulations pertaining to the keeping and care of the PET.

F) Any CATS must be Neutered/Spayed with documentation to that effect must be provided to Landlord prior to arrival of CAT.

G) The PET must be house broken! (Cats must be littered trained) No pet is allowed to urinate or defecate on any carpeted, tiled, or linoleum area or hardwood floors inside the premises. TENANT shall immediately remove and properly dispose of any and all pet waste inside or outside of the premises. If feces are found outside of the premises, TENANT shall be charged for removal and any required repair of landscaped areas.

H) TENANT shall prevent the PET from becoming an annoyance to, or source of discomfort or complaints from other tenants of the complex, or neighbors. Complaints of any kind from other tenants regarding the animal will result in the voiding of this agreement and you will be required to remove your pet from the premises within 10 days without recourse to LANDLORD regarding your lease.

I) TENANT shall not allow PET to leave the unit to roam in hallways, basement, laundry areas, storage areas, or walk freely outside without being leashed. Leash should not exceed 10 feet.

J) TENANT shall be liable for all damages and/or expenses arising out of actions of the pet and shall hold LANDLORD and his agents and employees harmless from all liability or loss as a result of the actions of the pet. To this end TENANT shall prevent pet from doing any damage to the rental unit or common areas or other rental units in the complex. TENANT shall not permit the infestation of the unit by fleas or other vermin caused by the pet. Any necessary repairs, spraying or bombing of units due to infestation or actions caused by pet will be at TENANT cost and considered as damage.

K) In the event the LANDLORD, at his discretion, determines that it is in his best interest to revoke this agreement, LANDLORD may do so by providing TENANT with written notice that must be acted upon within seven days.

L) TENANT agrees at his/her expense to professionally shampoo, sanitize and deodorize the carpeting after vacating the apartment using one of the firms we use in your area, and they must have a truck mounted system. This needs to be completed and paid for before moving out.

M) Tenant is required to purchase and maintain renters insurance and provide certificate of insurance.

THIS AGREEMENT IS AN ADDENDUM TO THE RENTAL AGREEMENT BY WHICH THE TENANT RENTS THE PREMISES DESCRIBED ABOVE, AND UPON EXECUTION BY ALL PARTIES SHALL BECOME A PART THERE OF, AS IF IT HAD ORIGINALLY BEEN INCORPORATED INTO THE TEXT OF THE LEASE AGREEMENT. THE BREACH OF ANY TERM OF THIS AGREEMENT SHALL BE DEEMED AS A BREACH OF THE RENTAL AGREEMENT, AND BE SUBJECT TO ALL REMEDIES UNDER STATE LAW. This agreement is effective upon the date of its execution.

TENANT \_\_\_\_\_ DATE \_\_\_\_\_

TENANT \_\_\_\_\_ DATE \_\_\_\_\_

LANDLORD: \_\_\_\_\_ DATE \_\_\_\_\_