

Pet Agreement

This Pet Agreement is an Addendum to the Lease Agreement date _____, between _____ (Landlord or Property Management Company) and _____ (Residents). All provisions of the Lease Agreement not amended hereby shall remain in full force and effect.

Residents are hereby authorized to keep a pet(s) on the Property in accordance with the term of this Agreement. This authorization will automatically terminate with the termination of Resident's right of occupancy or at the election of Landlord or Property Management Company in the event of any violation of Resident's undertakings and obligations as set forth below.

Residents agree to comply with all jurisdictional laws and local licensing requirements governing pets. Residents also agree to immunize their pet(s) in accordance with all local and jurisdictional laws.

Residents will pay a monthly Pet Rent of \$_____ per pet for a total of \$_____ until the Resident surrenders possession of the property and has fully complied with all the terms and conditions of this agreement and the residential lease agreement.

The pet rent provided for above shall not be construed to limit Resident's liability for property damage, cleaning, deodorization, flea treatment, replacements and/or personal injuries as set forth below.

Description of Pet. The following described pet(s) is/are authorized to be kept on the Property.

No other pets shall be permitted on the Property by Resident, family members, guests or visitors. As used in this Agreement, the term "Pet" shall include but not be limited to animals, mammals, reptiles, birds, fish, rodents and insects.

Liability. Residents shall be liable for any and all damages caused or occasioned by any pet whether or not authorized to be on the Property. Any item in, on, or at the Property, or any portion of the premises which is stained or otherwise damaged by any pet and which cannot be cleaned or repaired to the reasonable satisfaction of Landlord or Property Management Company must, at Resident's sole cost and expense, be replaced by an item of like kind and quality. All payments for damages, repairs, cleaning, flea treatment, replacements, or the like shall be due immediately upon demand. Residents and or any guest of Residents agree to indemnify and hold harmless the Landlord or Property Management Company from any and all loss, cost, damage or expenses including reasonable attorney's fees resulting from the presence of a pet on the property, whether or not authorized.

Move Out. Upon move-out and surrendering the Property, all carpets in the Property must be professionally cleaned, deodorized and flea treatment completed at Resident's sole cost and expense.

Pet Rules. Residents are responsible for the actions of pet(s) at all times and agree to abide by the following rules:

1. The pet shall not disturb the rights, quiet, comfort and convenience of other persons near the Property. This prohibition shall apply whether the pet is an inside or outside pet.
2. When the pet is outside or in common areas, it shall be kept under Resident's supervision, controlled at all times and kept securely leashed.
3. Resident shall be responsible for the immediate removal of all pet waste on the Property including all living areas, garages, storage areas, yards, porches, patios, courtyards, and decks
4. Dogs and cats must be housebroken. All other pets must be caged at all times.
5. No pet offspring will be allowed.
6. Landlords or Property Management Company shall have the right from time to time to make reasonable changes and additions to the pet rules herein upon notice to Residents.
7. Residents warrant that each and every pet has no vicious history or dangerous tendencies toward human adults, children and other animals or history of biting, gnawing, mauling, attacking, chewing, or scratching persons or property.

Violations of Rules. If any rule or provision of this Agreement is violated by Residents, Resident's family, guests, or invitees; Residents shall, at Landlord or Property Management Company's option, immediately and permanently remove the pets from the Property.

Complaints about Pet(s). Residents agree to immediately and permanently remove any pet from the Property if notified by Landlord or Property Management Company that Landlord or Property Management Company has received reasonable complaints concerning the pet or if Landlord or Property Management Company, in Landlord or Property Management Company's sole discretion, determines that the pet has disturbed the rights, comforts or conveniences of other persons in or around the Property.

Multiple Residents. Each Resident who signed the Lease Agreement must sign this Agreement. Residents, Resident's family, guests, and invitees must abide by all pet rules. Each Resident shall be jointly and severally liable for any and all damages and other obligations set forth herein, even if said individual does not own the pet.

Residents Name: _____ Signature/Date: _____

Residents Name: _____ Signature/Date: _____