

# Pet Agreement

Tenant's Name \_\_\_\_\_ Address \_\_\_\_\_

Owner/ Management agrees to waive the pet restrictions of the rental agreement/ lease provided that the tenant/ pet owner agrees to and meet the following terms and conditions:

1. Only the pet/ pets listed and described below are authorized under this pet agreement. Additional or other pets must be approved by owner/ management in writing. The following dog types / mix-breed containing of any of the following are NOT allowed: Rottwilers, Chows, Dobermans, German Sherpards, Pitt Bulls, Staffordshire Terriers and Staffordshire Bull Terriers.
2. Pet(s) will not cause: danger, damage, nuisance, noise, health hazard, or soil the residence, premises, grounds, common areas, walks, parking areas, landscaping or gardens. Tenant agrees to clean up after the pet and agrees to accept full responsibility and liability for any damage, injury, or actions arising from or caused by his/ her pets.
3. Tenant agrees to register the pet(s) in accordance with local laws and requirements. Tenant agrees to immunize the pet/ pets in accordance with local law and requirements.
4. Tenant warrants that the pet(s) are housebroken. Tenant warrants that the pet(s) has no history of causing physical harm to persons or property, such as biting, scratching, chewing, etc., and further warrants that the pet(s) has no vicious history or tendencies.
5. Tenant agrees to have property professionally exterminated for fleas after vacating the property, tenants must have receipt showing that this has been done, and give the agent a copy. If additional fleas show up after this exterminating, Agent is authorized to have the property re-treated and deduct the cost from Tenant's security deposit.
6. Tenant agrees to immediately pay the full cost to repair any damage caused by the pet to include but not limited to the cost of replacing carpeting, carpet padding, any other flooring, and any other damage.
7. Tenant agrees to observe the following regulations:
  - Dogs and Cats: Must be controlled at all times. Must be kept on a short leash while on the grounds. Barking will not be tolerated in that it is considered to be a nuisance to other residents. Proper disposal of cat litter (securely bagged ) will be done on a frequent basis. Odors arising from cat litter will not be tolerated.
  - Birds/ Rodents: Birds and rodents ( gerbils, guinea pigs, hamsters, etc.) will be properly caged. Seeds and droppings will be shielded or caught to prevent accumulation and/ or damage to carpeting/ floors/ walls.
  - Fish: Aquariums will not leak and will be cleaned regularly to prevent foul water and/ or odors.

Other Term: \_\_\_\_\_

Pet Description:	Kind.	Type/ Breed.	Color.	Name.	Age	Weight.
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

In the event of a violation of any of the above mentioned terms and conditions, the owner / management shall have the right to immediately cancel this agreement and require the pet(s) be immediately removed from the premises. Cancellation of this agreement will not imply a waiver of the tenants responsibility for any damages.

**Pet Deposit: Tenant agrees to pay the following pet deposit ( Amount is reflected in clause #4 of lease.).....\$ \_\_\_\_\_**

**NOTICE: ANY DEPOSIT ABOVE SHALL NOT LIMIT THE TENANT'S OBLIGATION.**

**Date:** \_\_\_\_\_ Owner/ Management Signature Tenant Signature