

PET AGREEMENT

Tenant name: _____

Property address: _____

Notice: In the event of a violation of any of the following terms and conditions, the owner/management shall have the right to immediately cancel the agreement and require the pet owner/tenant to immediately remove the pet from the premises. Cancellation of this agreement will not imply a waiver of the tenant's responsibility for any damages.

Owner/Management agrees to waive the pet restrictions of the rental agreement/lease provided that the tenant and pet owner agree 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 the owner/management.
2. Pet /pets will not cause: danger, damage, nuisance, noise, health hazard, or soil the dwelling, grounds, common areas, walls, parking areas, landscaping, or gardens. Tenant agrees to clean up after the pet /pets 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/pets in accordance with local laws and requirements. Tenant agrees to immunize the pet /pets in accordance with local laws and requirements.
4. Tenant warrants that the pet/pets is housebroken. Tenant warrants that the pet/pets has no history of causing physical harm to persons or property, such as biting, scratching, chewing, etc., and further warrants that the pet/pets has no vicious history or tendencies.

The tenant agrees to observe the following regulations:

Dogs and cats: Must be controlled at all times. Must be kept on a short leash while in common areas or unfenced areas. Must not be allowed to roam under any circumstances. Barking will not be tolerated in that it is considered to be a nuisance to other tenants or neighbors. Proper disposal of cat litter, securely bagged, will be done on a frequent basis. Odors arising from cat litter will not be tolerated.

Birds: Birds will be properly caged. Seeds and droppings will be shielded or properly caught to prevent accumulation and/or damage to carpeting/floors.

Fish: Aquariums will not leak and will be cleaned regularly to prevent foul water and/or odors.

All pets must be kept in a humane manner. Complaints from other tenants or neighbors in this regard will be referred to the appropriate local authorities.

Other terms: _____

Pet description:

<i>Kind</i>	<i>Type or breed</i>	<i>Color</i>	<i>Name</i>	<i>Age</i>	<i>Weight</i>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Pet fees/Deposit: Tenant agrees to pay the following nonrefundable pet fee: _____
Tenant agrees to pay the following pet deposit: _____
Other: _____

Notice: any fee or deposit shall not limit the tenant's obligation. Total fees _____

Date: _____ Owner/management: _____

Tenant signature: _____