

“Sample” Dog &/or Cat Pet Agreement

THIS AGREEMENT entered into this _____ day of _____, 20____, by and between _____ “Owner” and _____, “Resident(s)”,
IN CONSIDERATION OF THEIR MUTUAL PROMISES AGREE AS FOLLOWS:

- 1) Resident(s) are renting the premises located at _____ Chico, CA
- 2) Type, Breed, Name & age: **Pet 1** _____
of the pet(s) **Pet 2** _____
- (Combined Maximum of 2 dogs and/or cats per apartment)
- 3) Pet Rent for dogs & cats is due in conjunction with apartment rent and is due on the same schedule and terms.
Monthly rent for either full or part time pet(s) is \$25 for one pet and \$40 for two. Offspring of pet(s) are not allowed at any time. The maximum of two pets is never to be exceeded no matter their age. There is an increased security deposit for apartments with pets. The additional deposit is not refundable until the apartment is vacated, even if the pet moves out
We encourage all dogs & cats to be spayed/ neutered as appropriate.
- 4) Pet(s) are not allowed in the fitness center, office, pool, pool area, playground, or recreation room at any time.
- 5) No visiting pet(s) are allowed on the property.
- 6) Resident(s) agree to comply with *All Health and Safety Codes, and all other applicable governmental laws and regulations. Pet(s) must be licensed as required by the City of Chico and/or the County of Butte as appropriate. All pet droppings are to be picked up and proper disposal methods used.*
- 7) Resident(s) agree that the animal(s) will not be permitted outside the resident(‘s) apartment unless under control on a leash (maximum 10’), in a carrier, or carried, even for exercising and especially to minimize the creation of unhealthy issues for other residents. Any outside, unattended animal is at risk of being transported to the Humane Society. Resident(s) shall prevent any fleas or other infestation of the apartment or other property of Owner.
- 8) **Patios are not to be modified or used as an unattended pet enclosure area. Outside tethering or feeding of any dog or cat is a material breach of this agreement (this includes any dedicated resident patio area or any common area).**
- 9) _____ (resident(s) initials) Pet Owner/ Guardian is responsible and certifies that:
Vaccinations as normally required for the type of animal will be kept current at all times.
- 10) Resident(s) is to provide and maintain an appropriate litter box.
Litter boxes are to be emptied in trash bins only (not on the grounds or in the apartment toilets).
- 11) No animal(s) shall be fed on unprotected carpeting within the apartment.
- 12) Resident(s) shall not permit the animal(s) to cause any damage, discomfort, annoyance, nuisance or in any way inconvenience, or cause complaints from other residents, guests, or MWS Office or Maintenance Staff..
- 13) Resident(s) and/ or guarantors shall be liable to Property Owner, residents, guests, and MWS Staff for all damages or expenses incurred by or in connection with said animal(s).
- 14) Should resident(s) be evicted for non-compliance of this agreement, resident(s) shall continue to be financially responsible for the apartment for the duration of the Rental Agreement as allowed by law.
- 15) _____ (resident(s) initials) Upon Move-out, resident(s) is responsible for the costs of Professional evaluation and treatment of the apartment including, but not limited to, urine detection, flea detection & Treatments. Should replacement be necessary and carpet cannot be matched, all carpet may have to be replaced at resident(s) expense as well as be responsible for the cost of sealing the floor.

MWS Properties allows only well mannered pets as determined by the management staff. Determinations of manners are final with no legal challenges allowed for asking for the removal of any pet with or without cause as requested by the management staff.

A photo of your pet(s) will be taken at the “Meet and Greet” with the management staff.
The “Meet and Greet” is required as part of the approval of allowing a dog or cat to reside at an MWS Property.
_____ (resident(s) initials) Resident(s) unconditionally agree to hold harmless MWS Properties, MWS Staff & Owners, and subcontractors should pet(s) escape during normal maintenance required in the apartment.

This agreement is an addendum, and part of the Rental Agreement between Owner and Resident(s).

Resident: _____ Date: _____ Cosigner: _____ Date: _____

Resident: _____ Date: _____ Cosigner: _____ Date: _____

Resident: _____ Date: _____ Cosigner: _____ Date: _____

Resident: _____ Date: _____ Cosigner: _____ Date: _____

Owners Agent: _____ Date: _____