



PET AGREEMENT
(Becomes a part of Lease Contract)

Please note: Pets are a serious responsibility and risk for each Resident in the dwelling. If not properly controlled and cared for, pets can disturb the rights of others and cause damages running into many hundreds of dollars for which the Resident may be held liable. PETS MUST BE HOUSE BROKEN.

This agreement (Pet Agreement) is an amendment to the lease dated the ____ day of _____, 20____ between the tenants of _____ and Rentals 101 and becomes effective on the ____ day of _____, 20____.

Tenants desire to keep the following described pet(s)

- 1) Type of pet: _____ Breed: _____
Name: _____ Age: _____ Weight: _____
Color: _____ Additional: _____
- 2) Type of pet: _____ Breed: _____
Name: _____ Age: _____ Weight: _____
Color: _____ Additional: _____

in the dwelling they occupy under the Rental Agreement referred to above. Because this agreement specifically prohibits keeping pets without the Owners' permission, Tenants agree to the following terms and conditions in exchange for their permission:

- 1) Tenants agree that they are solely responsible for the maintenance of the above described pet, and agree to keep their pet under control at all times.
- 2) Tenants agree to keep their pet restrained, but not tethered, when it is outside their dwelling.
- 3) Tenants agree not to leave their pet unattended for unreasonable periods.
- 4) Tenants agree to clean up after their pet and to dispose of their pet's waste properly and quickly.



- 5) Tenants agree not to leave food or water for their pet or any other animal outside their dwelling where it may attract other animals.
- 6) Tenants agree to keep their pet from being unnecessarily noisy or aggressive and causing any annoyance or discomfort to others and will remedy immediately any complaints made through the Owners or Manager.
- 7) Tenants agree to indemnify, hold harmless, and defend against liability, judgements, expenses or claims by third parties for injury to a person or damage to property caused by tenant's pet(s).
- 8) Tenants agree to immediately pay for any damage, loss, or expense caused by their pet, and in addition, they will add \$ _____ to their Contract Deposit, which may be used for cleaning, repairs or delinquent rent when Tenants vacate. This added deposit, or what remains of it when pet damages have been assessed, will be returned to Tenants within 60 days after they have proved that they no longer keep this pet.
- 9) Tenants agree to pay for pest infestation services resulting from pets allowed in the property by tenant after termination of occupancy.
- 10) Tenants agree that this Agreement applies only to the specific pet described above and that no other pet may be substituted. Tenants agree to provide the Owners with a picture of their pet prior to occupancy.
- 11) Tenants agree that the Owners reserve the right to revoke permission to keep the pet should the Tenants break this agreement. Tenants will be given 3 days to remove the pet from the premises.
- 12) Any animals on the property not registered under this Rental Agreement will be presumed to be strays and will be report to the appropriate authorities.
- 13) Residents represent that pet is a domesticated pet and is not vicious, and has not bitten, attacked, harmed or menaced anyone in the past.



Owner/Landlord: _____

Date: _____

THIS IS A BINDING LEGAL DOCUMENT – PLEASE READ CAREFULLY BEFORE SIGNING
Any violation of the pet agreement is a breach of the Lease.

Tenant (1) _____

Date: _____

Tenant (2) _____

Date: _____

Tenant (3) _____

Date: _____

Tenant (4) _____

Date: _____

Tenant (5) _____

Date: _____

Tenant (6) _____

Date: _____

Additional Notes/Comments:
