

## PET AGREEMENT

Date: \_\_\_\_\_

This agreement is attached to and forms a part of the Rental Agreement dated \_\_\_\_\_ between \_\_\_\_\_, Landlord, and \_\_\_\_\_, Tenants.

Tenants desire to keep the following described pet \_\_\_\_\_ in the dwelling they occupy under the Rental Agreement referred to above. Because this agreement specifically prohibits keeping pets without the Landlord's permission, Tenants agree to the following terms and conditions in exchange for their permission:

1. Tenants 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 to adhere to local ordinances, including leash, licensing and vaccination requirements.
4. Tenants agree not to leave their pet unattended for unreasonable periods.
5. Tenants agree to clean up after their pet and to dispose of their pet's waste properly and quickly.
6. Tenants agree not to leave food or water for their pet or any other animal outside their dwelling where it may attract other animals.
7. 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 Landlord or Manager.
8. Tenants agree to provide their pet with an identification tag.
9. Tenants agree to place their pets' offspring within eight weeks of birth.
10. Tenant must pay to the Landlord \$\_\_\_\_\_ pet deposit to be held and disbursed for pet damages to premises. If there are no pet damages caused to premises, the pet deposit will be refunded to Tenant within a reasonable time after Tenant has vacated the premises. If cost to repair damages caused by the pet exceed \$\_\_\_\_\_, then the Tenant will be responsible for the full cost to repair damages caused by the pet.

11. Tenants agree that this Agreement applies only to the specific pet described above and that no other pet may be substituted.

12. No other pets are allowed without the prior written consent of Landlord.

13. Tenant is responsible for any Pet Violation Fees that may be charged by the HOA or other authorities.

14. Tenants agree that the Landlord reserve the right to revoke permission to keep the pet should the Tenants break this agreement.

Landlord \_\_\_\_\_ Date \_\_\_\_\_

Tenant \_\_\_\_\_ Date \_\_\_\_\_