



## Pet Agreement

TENANT(S): \_\_\_\_\_ ADDRESS: \_\_\_\_\_

1. Only the pet(s) listed and described below are authorized under this pet agreement. Additional or other pets must be approved by the owner/management.
2. Pet(s) will not cause danger, damage, nuisance, noise, health hazard, or soil the apartment, premises, grounds, common areas, walks, parking area, landscaping or gardens. Tenant agrees to clean up after the pet and agrees to accept full responsibility and liability for any damages, injury or actions arising from or caused by his/her pet(s).
3. Tenant agrees to register the pet(s) in accordance with local laws and requirements. Tenant agrees to immunize the pet(s) in accordance with local laws and requirements.
4. Tenant warrants that the pet(s) is/are housebroken. Tenant warrants that the pet(s) has/have no history of causing physical harm to persons or property, such as biting, scratching, chewing, etc., and further warrants that the pet(s) has/have no vicious history or tendencies.
5. Upon move out, the management will have your carpets professionally cleaned. If any additional treatments are necessary to remedy a pet contamination issue, the tenant will be charged for the additional treatments, replacement, or damages caused as a result of housing a pet.
6. The tenant agrees to observe the following regulations:

**Cats:** Must be controlled at all times. Must be kept on a short leash while in common areas or on the grounds. 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 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. Aquariums larger than 40 gallons can only be utilized on ground floor apartments and may constitute an increase in occupancy count for RUBS/water billing purposes.

**Other:** Any other pet **MUST** be approved by management prior the pet occupying the apartment. Snakes and ferrets will not be approved as pets at any time. Any pet and its living areas must be well maintained at all times. Pet Dogs are **not allowed** in any apartment unit at any time unless a specific addendum supersedes this pet addendum.

*In the event of a violation of any of the preceding terms and conditions, in the sole discretion of the owner/management, the owner/management shall have the right to immediately cancel this agreement and require the pet owner/tenant to immediately remove the pet from the premises and pay for any time or damages resulting from violations of this agreement. If Tenant wishes to acquire a pet during occupancy, management must be notified prior to pet occupancy and must be approved and documented along with a new agreement. Cancellation of this agreement will not imply a waiver of the tenant's responsibility for any damages, nor will it alter or terminate the lease or any other agreement between owner / management and the pet owner / tenant in any fashion.*

**Pet Name/Age/Weight/Breed:** \_\_\_\_\_

**MONTHLY PET FEE:** Monthly pet fee is \$25 for 1 cat, or \$40 for 2.

\_\_\_\_\_  
Tenant(s)

\_\_\_\_\_  
Agent for Landlord