

Pet Dog Agreement

RESIDENT(S): _____ ADDRESS: _____

1. Residents are hereby authorized to keep a pet, which is described below, on the premises of the above apartment address until the above lease expires. Authorization may be terminated sooner if resident's right to occupancy is lawfully terminated or if the pet rules listed below are violated in any way by residents or resident's guests or occupants.
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. The total security deposit as required by the lease shall be increased in the amount of **\$200.00 for one dog and \$300 for two dogs**. Such additional security deposit shall be considered a general security deposit for any and all purposes. Refund of the security deposit shall be subject to all of the terms and conditions set forth in the Lease Agreement and in the Security Deposit Agreement. The additional security deposit is not refundable prior to surrender of the premises by the Resident(s) even if the pet has been removed from the premises.
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. The weight of any pet is not to exceed 30 pounds and management reserves the right to deny occupancy or terminate the occupancy of any pet at it's sole discretion. No more than 2 pets shall occupy the premises at any time for any reason. Resident is responsible for following local, city codes regarding the housing and ownership of pets.
6. No limit liability: The additional monthly rent and/or additional security deposit under this Pet Agreement is not a limit on Resident's liability for property damages, cleaning, deodorization, de-fleeing, replacements, and/or personal injuries set forth in this agreement.
7. Only the following authorized pet shall be permitted to be kept in Resident's dwelling apartment. No substitutions are allowed. No other pets shall be permitted on the premises by Resident or Resident's guests or occupants. This prohibition includes mammals, fish, rodents, and insects.

Resident(s) agree that pets shall not disturb the rights, comforts, and conveniences of neighbors or other residents. This applies whether pet is inside or outside of the apartment dwelling. Pets shall not be tied to any fixed object outside the dwelling apartment, including patio areas, walkways, stairways, parking lots, grassy areas, or any part of Owner's property. Resident (s) shall not permit pets into the swimming pool area, fitness center, spa room, or offices. Pet must be on leash, which is controlled by the pet owner at all times when outside of the dwelling apartment. Resident shall be responsible for cleaning up after dogs on the property and any adjacent property. Resident shall keep pet in compliance with all city ordinances regarding pets in the City where property is located.

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. Cancellation of



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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.

MONTHLY PET FEE: \$25 for 1, \$40 for 2.

Pet(s) Name/Age/Weight/Breed: _____

Tenant

Agent for Landlord

Tenant