

PET AGREEMENT

This agreement is entered into this _____ day of _____, _____,

by and between _____ (Landlord) and

_____ (Tenant/s), residing in the premises located at

_____.

In consideration of their mutual promises, Landlord and Tenant/s agree as follows:

Description of Pet: The lease covering the premises provides that no pets are permitted on or about the premises without Landlord's prior written consent. Tenants are hereby permitted to have only the following described pets, subject to the terms and conditions on this pet agreement.

Name/s of Pet/s: _____

Type of Animal: _____

Breed: _____

Age: _____

Color/Weight: _____

Pet Rules:

1. **Pet Fee:** Tenants must pay a \$50.00 pet fee.
2. **Nuisance:** The pet may not cause any damage to the premises, or to the grounds or premises of the Landlord. Nor may the pet cause any discomfort, annoyance, or nuisance to any other tenant.
3. **Sanitary Problems:** All pets must be housebroken prior to occupying the apartment. The pet may not be fed or given water, or allowed to urinate or defecate, on any unprotected carpet inside the dwelling unit. Tenants shall immediately remove and properly dispose of all pet waste on the grounds. Tenants must also provide and maintain an appropriate litter box.
4. **Abandonment:** Tenants may not abandon the pet, leave it for any extended period without food or water, or fail to care for it if it is sick.
5. **Compliance with Laws:** Tenants agree to comply with all applicable governmental laws and regulations.
6. **Specific Types of Pets:** The following rules apply to specific types of pets:
 - a. **Cats:** All cats must be spayed/neutered. There is limit of two cats per unit.
 - b. **Birds:** Birds must remain in cages at all times.
 - c. **Fish:** Fish tanks may not exceed 10 gallons, and must be placed in a safe location in the dwelling unit.
 - d. **Other:** All other animals including, but not limited to, reptiles, rodents, rabbits and ferrets are allowed only by Landlord's permission.

Landlord may, from time to time, upon written notice to the Tenants, make a reasonable change or addition to the pet rules set forth in the above pet rules.

Landlord's Remedies for Violation:

- 1. Removal of Pet by Tenant:** If any rule or provisions of this Pet Agreement are violated by Tenants or their guest, Tenants shall immediately and permanently remove the pet from the premises upon written notice from the Landlord.
- 2. Cleaning and Repairs:** Tenants shall be jointly and severally liable for the entire amount of all damages caused by the pet. If any item cannot be satisfactorily cleaned or repaired, Tenants must pay for complete replacement of such item. Such costs will be deducted from security deposit.
- 3. Injuries:** Tenants shall be strictly liable for the entire amount of any injury to any person or property caused by the pet, and shall indemnify Landlord for all costs of litigation and attorneys' fees resulting from injury.
- 4. Other Remedies:** This Pet Agreement is an Addendum to the Lease between Landlord and Tenants. If any rule or provision of this Pet Agreement is violated, Landlord shall, in addition to the foregoing, have all rights and remedies set forth in the lease for violation thereof, including but not limited to eviction, damages, and attorney's fees.

Landlord/Agent

Tenant/s

Date

\$ _____

Pet Fee Received: _____