

Pet Agreement & Addenda to the Lease

Lessee(s): _____

Lessor: _____

Lessor agrees to waive the pet restriction of the rental agreement provided that the Lessee(s) agrees to and meets the following terms and conditions:

1. Only the pet(s) listed and described below are authorized under this pet agreement. Additional or other pets must be approved by Lessor. Only up to two registered and approved pets are allowed in the apartment. No pets over 50lbs are permitted. No pets are permitted on a visiting basis. If it is found that during the term of the lease or during move-out inspection that a pet that was not registered and approved by Lessor was kept on the premises, you will be declared in default of your lease, pet fees will be retroactive from the beginning of the lease and a \$300 pet violation fee will be assessed.

<u>Breed</u>	<u>Color</u>	<u>Age</u>	<u>Weight</u>

2. Pet(s) will not cause: danger, damage, nuisance, noise, health hazard or soil the apartment, premises, grounds, common areas, walks or parking area. Tenant agrees to clean up after the pet(s) and agrees to accept full responsibility and liability for any damage, injury or actions arising from or caused by the pet(s).
3. Lessee(s) agree to register the pet(s) in accordance with local laws and requirements. Lessee(s) agree to immunize the pet(s) in accordance with local laws and requirements. All dogs and cats must be spayed/neutered.
4. Lessee(s) warrants that the pet(s) is housebroken. Proper disposal of cat litter (securely bagged) will be done on a frequent basis. Odors arising from cat litter, pet droppings, or pet urine will not be tolerated. Pet droppings on the premises and grounds must be removed, bagged, and disposed in waste container for frequent disposal.
5. Lessee(s) warrants that the pet(s) has no vicious history or tendencies. No dogs known for aggressive behavior (Pit Bulls, Rottweilers, etc.) will be permitted regardless of size
6. Pet(s) must be controlled at all times. They must be kept on a short leash while in common areas or on the grounds. They may not be staked out or allowed to run loose.
7. Lessee(s) agrees to pay the following non refundable pet deposit in the amount of \$ _____ and a monthly pet fee of \$ _____.

Lessor: _____

Lessee: _____

By: _____

Lessee: _____

Dated: _____