

PET AGREEMENT

PLEASE NOTE: *Pets are a serious responsibility and risk for each resident in the apartment. If not properly controlled and cared for, pets can disturb the rights of others and cause damage totaling many hundreds of dollars for which residents will be held liable.*

LOCATION:

Apt. #	Apt. Community	Date of Agreement	Date of Lease	Residents

TERMS:

1. **CONDITIONAL AUTHORIZATION FOR PET.** Residents are hereby authorized to keep a pet, which is described below, on the premises of the above apartment until the lease expires. Authorization may be terminated if residents' right of occupancy is lawfully terminated or if the pet rules listed below are violated in any way by resident or residents' family, guest or invitee.
2. **ADDITIONAL SECURITY DEPOSIT.** The total security deposit as required by the lease shall be increased by **\$300.00 (Three hundred dollars)**.
3. **ADDITIONAL MONTHLY RENT.** **\$25.00 (Twenty-five dollars)**. The total monthly rent as stated in the lease shall be increased by the foregoing amount.
4. **NO LIMIT ON LIABILITY.** The additional monthly rent and pet fee under this agreement is not a limit on residents' liability for property damages, cleaning, deodorization, defleaing, replacements and/or personal injuries set forth below.

DESCRIPTION:

5. **DESCRIPTION OF PET.** Only the following pet is authorized to be kept in the residents' apartment. No substitutions are allowed. No other pets shall be permitted on the premises by residents' guests or occupants unless listed on this agreement.

6. Type	Breed	Color	Age	Weight	Name	Pet Housebroken?	Date of Last Rabies Shot

PET RULES:

7. **PET RULES.** Residents are responsible for the actions of the pet at all times and agree to abide by the following rules:
 - a) Residents agree that the pet will not disturb the rights, comforts and convenience of other residents in the apartment complex. This applies whether the pet is inside or outside resident's apartment.
 - b) When the pet is outside of the apartment, the pet shall be kept on a leash and under residents' supervision at all times. Owner or owner's representative shall have the right to pick up loose pets and/or report them to the proper authorities. Owner may impose reasonable charges for picking up and/or keeping loose pets.
 - c) The pet shall not be tied to any fixed object on the apartment complex, including walkways, stairs, stairwells, parking lots, grassy areas or any other place within the complex.
 - d) The pet is to be "walked" away from the buildings and yards, either across Broce Drive in the vacant lot, in the vacant lot below the office, or behind the Carlton Scott buildings away from the buildings near the pine trees. Residents will not permit the pet to defecate anywhere on the apartment complex, including but not limited to patio areas and balconies, walkways, stairwells, parking lots, grassy areas, or any other areas within the apartment complex. If such should occur, residents will be responsible for the immediate removal of waste. Notwithstanding any Provision herein, residents shall comply with local city ordinances regarding pet defecation.
 - e) Dogs and cats must be housebroken. Birds must be caged at all times. No pet offspring are allowed.
8. **ADDITIONAL RULES.** Owner shall from time to time have the right to make reasonable changes and additions to the pet rules, herein, if in writing and distributed to all residents.

LIABILITY:

9. **LIABILITY FOR DAMAGES.** Residents shall be liable for the entire amount of all damages caused by such pet. This applies to carpets, walls, drapes, windows, screens, furniture, appliances, and any other part of the apartment or the apartment complex, including landscaping. If such items cannot be satisfactory cleaned or repaired, residents must pay for complete replacement by owner. Payment for damages, repairs, cleaning, replacements, etc. shall be due immediately upon demand. Residents shall be strictly liable for the entire amount of any injury to the person or property of others, caused by such pet; and resident shall indemnify owner for all costs of litigation and attorney's fees resulting from same.
10. **MOVE-OUT.** Upon move-out of residents, the carpet will be professionally shampooed, and defleaed for the protection of future residents. Residents shall also be liable for deodorization of the apartment, if such is necessary in the judgment of the owner. Such shampooing, defleaing, and/or deodorization will be arranged by and paid for by the resident (resident shall provide the owner/management written proof of such).
11. **VIOLATION OF RULES.** If any rule or provision of the Pet Agreement is violated by residents, other occupants, guests, or invitees, residents shall, at owner's option, immediately and permanently remove the pet from the premises upon written notice by owner or owner's representative. If the resident refuses to remove the pet, eviction procedures will begin at owner's option.

THIS IS A BINDING LEGAL DOCUMENT. READ CAREFULLY BEFORE SIGNING.

Resident _____ Date _____ Owner/Management _____ Date _____

Resident _____ Resident _____