



PET AGREEMENT ATTACH A PHOTO OF THE PET

DATE _____ PROPERTY NAME / NUMBER _____
 RESIDENT NAME(S) _____
 UNIT NUMBER _____ STREET ADDRESS _____
 CITY _____ STATE _____ ZIP _____

The resident agrees to the following:

1. Only the following described pet will reside in my apartment: _____
2. All pets must be properly licensed and have shots required by statute or regulation at all times.
3. No pet with a history of aggressive, threatening or violent behavior will be allowed. At owner/agent's discretion, breeds with a disposition for aggressive behavior may be prohibited.
4. The pet will not be allowed out of my apartment except when being carried by me or when on a leash under my control.
5. The pet will not be chained or tied in any way to the exterior part of the building.
6. The pet will not be allowed to use any part of the property for depositing waste. Should this occur accidentally, I will immediately pick up the waste.
7. The pet will not be allowed to make noise or engage in threatening conduct which might disturb other residents or other pets.
8. The pet will be kept clean. Any pet waste that is accumulated in a tray inside the apartment will be disposed of properly and promptly.
9. The resident will immediately notify manager of any personal injury or property damage caused by pet.
10. Any damage attributed to the pet will be paid promptly by the resident.
11. The maximum adult weight/size _____
12. Any additional pet or any change of pet will require a new agreement
13. Resident, any guest or invitee shall indemnify, defend and hold Owner, Owner's agents, and employees, harmless from and against any actions, suits, claims, and demands (including legal fees, costs, and expenses) arising from damage or injury to any person or property of others by any pet owned, kept, housed, or maintained by Resident, his/her guest or invitee.
14. Before move-in of pet, resident shall provide the owner / agent with proof of insurance of a minimum of \$100,000 liability to cover any damage or injury caused by said pet. Owner / agent will be named as an additional insured on tenant's insurance policy if possible. Said proof shall be subject to reverification at any time a declaration page is reissued. The company or agent shall be instructed to notify the owner/agent directly of any lapse of insurance if that is possible.

A non-refundable fee of \$ _____ is herewith paid by the resident to offset the Owner/Agent's administrative costs to set up this pet agreement and process all information related to the presence of pets and to monitor compliance of the resident with this agreement.

A refundable deposit of \$ _____ is herewith paid by the resident as additional security deposit. This amount will be added to any existing security deposit and will secure all of resident's obligations under the rental agreement, this pet agreement and the landlord-tenant law.

This agreement does not in any way alter the Landlord's right to pursue an eviction under the Landlord/Tenant Law.

I certify that my pet has no history of aggressive, threatening or violent behavior
 I agree to the above provisions. I will keep stated insurance current and will provide a copy of the Declaration Page at each reissuance

X _____ DATE _____
 RESIDENT

X _____ DATE _____ X _____ DATE _____
 RESIDENT OWNER / AGENT