

SAMPLE PET AGREEMENT

Addendum to residential lease concerning the Property at _____

A. PET AUTHORIZATION AND PET DESCRIPTION.

1. Tenant may not keep any pet on the property unless specifically authorized by this agreement. "Pet" includes any dog, cat or other large mammal.
2. Tenant may keep the following pet(s) on the property until the above-referenced lease ends.

Type: _____ Breed: _____

Rabies Shots Current? _____

Type: _____ Breed: _____

Rabies Shots Current? _____

B. CONSIDERATION: In consideration for Landlords authorization for Tenant to keep the pet(s) described in paragraph A on the property, the parties agree to the following:

A \$XXXX pet processing fee also is charged to process the pet application. This is a non-refundable fee. In addition, an annual pet inspection will be performed between months 10-12 of the yearly lease at a cost of \$xxx to the tenant. This inspection will be done each year the tenant has a pet on the property.

C. PET RULES: Tenant must:

1. Take all reasonable action to ensure that any pet does not violate the rights of other persons.
2. Comply with all applicable statutes, ordinances, restrictions, owners' association rules, and other enforceable regulations regarding any pet.
3. Keep the rabies shots of any pet current.
4. Confine any pet that is a dog or cat, when outside, by a fence or on leashes under tenants' control
5. Confine any pet other than a dog or cat in appropriate cages at all times.
6. Promptly remove any pet waste from the property, including all living areas, garages, storage areas, yards, porches, patios, courtyards, common areas, and decks; and
7. Promptly remove from the property any offspring of any pet.

D. ACCESS: Tenant must remove or confine any pet for maintenance or inspections or at any time that the pet is likely to limit or prohibit Landlord or other person's access to Property as permitted by the lease.

E. DISCLOSURE CONCERNING PET:

1. Is tenant aware of whether any of pets described under this addendum has ever bitten or injured another person?

2. Is tenant aware of whether any of the pets described under this addendum has any propensity or predisposition to bite or injure someone? _____

F. TENANT'S LIABILITY:

1. Tenant is responsible and liable for:

- a. Any damage to the property or any item in the property caused by any pet;
 - b. Any personal injuries to any person caused by any pet; and
 - c. Any damage to any person's property caused by any pet.
2. Tenant will pay all reasonable costs that are necessary to clean, deodorize, deflea, or repair any part of the property, including but not limited to the carpets, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances, sod, yard, fences or landscape.

G. **INDEMNIFICATION:** Tenant will protect, defend, indemnify, and hold Landlord, Landlords property manager, and landlord's agents harmless from any damages, costs, attorney's fees, and expenses that are caused by the act of any pet or Tenant.

H. **DEFAULT:** If tenant breaches any provision in this pet agreement, Landlord may exercise all or any of the remedies described under Section IV Paragraph I of the lease.

I. **SPECIAL PROVISION:**

LANDLORD

TENANT

By: _____
Landlord

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