

Pet Agreement

This agreement is attached to and forms a part of the Rental agreement dated _____ and for the following location _____

Tenant desires to keep a pet named _____ and described as (type of animal and breed) _____ in and about the dwelling they occupy under the rental agreement referred to above. Because this agreement specifically prohibits keeping pets without the owner's permission, tenant agrees to the following terms and conditions in exchange for this permission.

1. Tenant agrees:

- To register the pet as provided on the pet registration form.
- To pay a pet deposit of \$ _____.
- To pay \$_____ additional non-refundable monthly rent for as long as they have their pet.
- To keep their pet restrained when it is outside their dwelling.
- Not to leave their pets unattended outside the dwelling.
- To dispose of their pet's droppings properly and quickly.
- Not to leave food or water for their pet or any other animal outside their dwelling.
- To keep their pet from causing any annoyance or discomfort to others and will remedy immediately any complaints made through the owner or agent.
- To pay immediately for any damage, loss, or expense caused by their pet.

2. Once the tenant either moves or disposes of the pet, the landlord will have rental professionally exterminated and all carpets professionally cleaned at the tenant's expense. Any pet damages will be assessed and repaired at the tenants expense.

3. Any pet deposit that remains after extermination, carpet cleaning, and repair of damages may be used for general repairs that the tenant is liable for or for any other charges owed by the tenant. The remaining balance will be returned to the tenant with their security deposit.

4. This pet agreement is a month to month agreement and may be terminated by the landlord with a thirty day notice. Termination of this pet agreement has no effect whatsoever on the tenant's residential month to month or lease agreement.

Tenant _____ Date _____

Tenant _____ Date _____