

**PET AGREEMENT
ADDENDUM TO THE RENTAL AGREEMENT**

This agreement is attached to and forms a part of the Rental Agreement dated _____

Between:

(LESSOR)

AND

(LESSEE(S))

Regarding the Premises at: _____.

LESSEES desire to keep a pet(s) named _____ and described as _____ (species, breed, and color of animal) in the Premises. Because this agreement specifically prohibits keeping pets without the LESSOR'S permission, LESSEES agree to the following terms and conditions in exchange for their permission:

1. LESSEES agree to keep their pet(s) under control at all times;
2. LESSEES agree to keep their pet(s) restrained, but not tethered, when it/they is/are outside their dwelling;
3. LESSEES agree to adhere to local ordinances, including leash and licensing requirements;
4. LESSEES agree not to leave their pet(s) unattended for any unreasonable periods;
5. LESSEES agree to clean up after their pet(s) and to dispose of their pet's waste properly and quickly. Additionally, LESSEES agree to clean up pet waste from the yard and other outdoor areas belonging to/with the Premises, including all lawns, sidewalks, driveways, etc. on a weekly basis.
6. LESSEES agree not to leave food for their pet(s) or any other animal outside their dwelling where it may attract other animals.
7. LESSEES agree to keep their pet(s) from being unnecessarily noisy or aggressive and causing any annoyance or discomfort to others and will remedy immediately any complaints made.
8. LESSEES agree to provide their pet(s) with regular health care, to include inoculations as recommended.
9. LESSEES agree to provide their pet(s) with an identification tag.
10. LESSEES agree to have their pet spayed/neutered at the earliest possible opportunity (based on pet's age, not Tenant's convenience). Should a pet become pregnant before Tenant can reasonably have it spayed or neutered, Tenant agrees to get rid of their pet's offspring within eight weeks of birth.
11. LESSEES agree to pay immediately for any damage, loss, or expense caused by their pet(s) and in addition, they will add **\$350.00 for the first animal and \$125.00 for the second animal** to their Security Deposit, any of which may be used for cleaning, repairs or delinquent rent when LESSEES vacate. This added deposit, or what remains of it when pet damages have been assessed, will be returned to LESSEES within 60 days after they have proved that they no longer keep these or any pet(s).
12. LESSEES agree that this Agreement applies only to the specific pet(s) described above and that no other pet(s) may be substituted.

PET POLICY

The Pet Policy is non-negotiable and applies to all tenants.

A. FOR MULTI-FAMILY BUILDINGS:

1. We accept dogs, cats and fish tanks (*fish only*) up to 10 gallons.
2. Pets must not exceed 25 pounds at full growth.
3. Pet deposit is \$350.00 for the first animal and \$125.00 for the second animal.
4. Only 1 dog per unit and total number of pets shall not exceed 2.
5. Tenant shall possess an appropriate sized kennel/cage for each animal, and animals shall be contained during service calls/inspections.
6. All animals must be up-to-date on their vaccinations. Proof shall be required.
7. All animals must be spayed or neutered immediately upon becoming old enough for the procedure.

B. FOR SINGLE FAMILY BUILDINGS:

1. Same overall policy, except dogs must not exceed 40 pounds.

C. Due to Insurance restrictions, these breeds/animals are absolutely prohibited:

1. "Pit Bull" Terriers, to include Staffordshire Terriers, Staffordshire Bull Terriers and/or American Pit Bull Terriers;
2. Pure bred Doberman Pinschers, Rottweilers, Chows and Presa Canarios dogs
3. Pure bred or hybrid canines with 25% or more of their ancestry traceable to coyotes (*Canis latrans*) or wolves (*Canis lupus*);
4. Canines that have been trained to guard or attack people, property or other animals. Guide dogs, hearing dogs and other dogs especially trained to assist the physically challenged are exempted from this exclusion. *However, the specific breed prohibition applies to service animals.*
5. Canines that have been bred or trained as fighting animals;
6. Any canine that has a history of one or more attacks on people, property or other animals that is verifiable from insurance claims records, police or public record sources;
7. Any dog that has not had inoculations as required by law.

D. Any new pets acquired by ANY tenants are subject to the Pet Policy.