

1. PET AGREEMENT AND POLICY

1.1 PET AGREEMENT

This agreement is attached to and forms a part of the Rental Agreement dated <<Lease Start Date>>

Between:

<<Company Name>>

AND

<<Tenants (Financially Responsible)>> (LESSEE(S))

Regarding the Premises at: <<Unit Address>>.

LESSEES desire to keep a pet(s) described as: <<Pet Information>> in the Premises. Because the lease 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 PETS AND TO DISPOSE OF THEIR PETS' WASTE PROPERLY AND QUICKLY.** 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 **FIFTY (\$50) in PET RENT per pet (limited to two (2) pets)**, any of which may be used for cleaning, repairs or delinquent rent when LESSEES vacate. This added rent, 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.
13. LESSEES agree to furnish LESSORS with a picture of their pet(s). ****PLEASE ATTACH PICTURE.****
14. LESSEES understand and agree that LESSORS reserve the right to revoke permission to keep the pet(s) should LESSEES break this Agreement (i.e. if pet is allowed to run loose, act as a nuisance, cause damage to the Premises or any other property, LANDLORD/LESSORS will then require TENANTS/LESSEES to get rid of the pet(s) *immediately*).

1.2 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 up to 10 gallons.
2. Pets must not exceed **TWENTY-FIVE (25lbs) pounds at full growth.**
3. Pet rent is **FIFTY (\$50)** per pet with a maximum of **TWO (2)** pets permitted.
4. Only **TWO (2)** dogs per unit and the total number of pets shall not exceed **TWO (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 **FIFTY (50lbs)** pounds full grown.

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 Lupis);
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 & pet rent. However, the specific breed prohibitions applies to service animals.**
5. Canines that have been bred or trained as fighting animals;
6. Any canine that has a history of one of 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.

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

1.3 ACKNOWLEDGMENT

LESSEES ACKNOWLEDGE THAT THEY HAVE READ AND UNDERSTAND THE PET AGREEMENT AND PET POLICY AND AGREE TO ABIDE BY THE TERMS OF BOTH.

X

Date Signed