

PET AGREEMENT

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 animal, whether mammal, reptile, bird, fish, rodent, or insect.
- (2) Each pet is not to exceed a limit of 50 pounds.
- (3) Tenant may keep the following pet(s) on the Property until the above-referenced lease ends.

Type: _____ Breed: _____ Name: _____
Color: _____ Weight: _____ Age: _____ Gender: _____
Neutered? yes no Declawed? yes no Rabies Shots Current? yes no

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Color: _____ Weight: _____ Age: _____ Gender: _____
Neutered? yes no Declawed? yes no Rabies Shots Current? yes no

B. PET RULES: Tenant must:

- (1) Take all reasonable action to ensure that any pet does not violate the rights of other residents.
- (2) Comply with all applicable statutes, ordinances, restrictions 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 fences or on leashes under Tenant's control.
- (5) Promptly remove any pet waste from the Property, including all living areas, garages, storage areas, yards, porches, patios, courtyards, and decks.

D. ACCESS: Tenant must remove or confine any pet when submitting work orders or when Tenant has received notice of entry to the unit where the Landlord will require access to the unit.

E. DISCLOSURE CONCERNING PETS:

- (1) Is Tenant aware of whether any of the pets described under this addendum has ever bitten or injured another person? Yes No

If yes, explain:

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 landscaping.

G. INDEMNIFICATION: Tenant will protect, defend, indemnify, and hold Landlord, 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 within the guidelines of the Residential Tenancies Act.

Landlord: _____
Date: _____

Tenant: _____
Date: _____