



[ContactList()]

TERMS: Residents are hereby authorized to keep a pet on the premises of the above apartment until the lease expires. Authorization may be terminated if resident's right of occupancy is lawfully terminated or if the pet rules listed below are violated in any way by residents or residents' family, guest(s), or invitee(s).

PET FEES: \$30 per month for 1st pet and \$15 per month for each additional pet.

PET DEPOSIT: Tenant must comply with and execute a separate Pet Agreement and pay a required \$200 nonrefundable pet deposit.

PET RULES: Residents are responsible for the actions of the pet at all times and agree to abide by the following rules:

- A. Residents agree that the pet will not disturb the rights, comforts, and convenience of residents in the apartment complex. This applies whether the pet is inside or outside the resident's apartment.
- B. Residents shall not permit the pet in other apartments, laundry rooms, stairwells (except for ingress and egress), or on balconies and landings.
- C. When the pet is outside of the apartment the pet shall be kept on a leash and under the residents' supervision at all times.
- D. The pet shall not be tied to any fixed object anywhere on the apartment complex, including walkways, stairs, stairwells, parking lots, grassy areas or any place within the apartment complex.
- E. Unless the owner has designated a particular area of the apartment complex for pet defecation, residents must take the pet off the premises of the apartment complex for that purpose. Residents will not permit the pet to defecate anywhere in the apartment complex, including patio areas, walkways, stairwell, parking lots, grassy areas, or any other place within the apartment complex. If such should occur, residents will be responsible for the immediate removal of waste. Notwithstanding any provision herein, residents shall comply with local city ordinances regarding pet defecation.
- F. Dogs and cats must be housebroken. Birds must be caged at all times. No pet offspring are allowed.

LIABILITY: Liability for Damages: Residents shall be liable for the entire amount of all damages caused by such pet. This applies to carpets, doors, walls, drapes, windows, screens, furniture, appliances and any other part of the apartment or apartment complex, including landscaping. If such cannot be satisfactorily cleaned or repaired, residents must pay for complete replacement by owner. Payment for damages, repairs, cleaning, replacements, etc., shall be due immediately upon demand. Residents shall be strictly liable for the entire amount of any injury to the person or property of others, caused by such pet; and resident shall indemnify owner for all costs of litigation and attorney's fees resulting from same.

MOVE-OUT: Upon move-out of residents, the carpet will be professionally shampooed and de-fleaed for the protection of future residents. Residents shall also be liable for deodorization of the apartment, such is necessary in the judgement of the owner. Such shampooing, de-fleaing, and/or deodorization will be arranged by the owner and paid for by the resident.

VIOLATION OF RULES: If any rule or provision of the Pet Agreement is violated by residents, other occupants, guests, or invitees, residents shall, at owners' option, immediately and permanently remove the pet from the premises upon written notice by owner or owners' representative. If the resident refuses to remove the pet, eviction proceedings will begin at owners' option.

FLEAS: You have previously inspected the premises and have determined it to be free of fleas. By signing this agreement you agree to notify us within 7 days of any flea activity. Tenant shall incur the cost of employing a professional pest control company to treat the apartment until the problem is completely eradicated. Tenant agrees to take all steps necessary to prevent the spread of fleas to other areas in the complex

Resident: _____ Owner/Management: _____

Resident: _____ Date: ____/____/____

Of Pets: _____ Monthly Pet Fee: _____