

NONSTANDARD RENTAL AGREEMENT

PET AGREEMENT

In the event of a violation of any of the following terms and conditions, the owner/manager shall have the right to immediately cancel this agreement and require the pet owner/tenant to immediately remove the pet from the premises. Cancellation of this agreement will not imply a waiver of the tenant's responsibility for any damages.

Date: _____

This agreement becomes part of Residential Lease/Rental Agreement dated _____ between Owner/Management and

Tenant's Name(s):

Tenant's Address:

Pet's owner agrees to the following terms and conditions.

1. Only the pet(s) listed and described below are authorized to be kept in the premises.
2. Pet(s) will not cause danger, damage, nuisance, noise, health hazard, or soil the apartment and premises, grounds, common areas, walks, parking areas, landscaping or gardens. Tenant agrees to clean up after the pet(s) and agrees to accept full responsibility and liability for any damage, injury, or actions arising from or caused by his/her pet(s).
3. Tenant agrees to not leave food or water for the pet or any other animal outside the dwelling.
4. Tenant agrees to get rid of the pet's offspring within eight weeks of birth.
5. Tenant agrees to register, license, and immunize the pet(s) in accordance with local laws and requirements.
6. Tenant warrants that the pet(s) is housebroken and has no history of causing physical harm to persons or property, and that the pet(s) has no vicious history or tendencies.

7. The tenant agrees to observe the following regulations:

Dogs and Cats Must be controlled at all times. Must be kept on a short leash while in common areas or on the grounds. Barking will not be tolerated in that it is considered to be a nuisance to other tenants. Proper disposal of cat litter (securely bagged) will be done on a frequent basis. Odors arising from cat litter will not be tolerated.

Birds Birds will be properly caged. Seeds and droppings will be cleaned up frequently to prevent accumulation and/or damage to carpeting/floors.

Other Terms

Pet(s) Description	Kind	Type or Breed	Color	Name	Age	Weight
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

Pet Fee/Deposit: Tenant agrees to pay the following non-refundable pet fee \$ _____
 Tenant agrees to pay the following pet deposit \$ _____
 Other \$ _____

Total \$ _____

NOTICE: TENANT'S OBLIGATION IS NOT LIMITED TO ANY FEE OR DEPOSIT.

Landlord/Owner _____
Date

Tenant _____
Date

Agent _____
Date

Tenant _____
Date