

Pet Agreement: Rules for Dogs and Cats

Tenant's name _____

Address _____

Pet(s) _____

Dogs and Cats are rarely permitted in any of our buildings. The reasons are many, and generally fall into two categories:

Nuisances, including noise (barking, yelping, etc), odors that sometimes persist for months or years after a dog or cat has moved out, and menacing behavior. For example, if maintenance staff are unable to enter the apartment due to menacing behavior, that constitutes a nuisance.

Damages, including the potential for damages from droppings, urine, clawing, biting, and stains and odors embedded in wood floors, furniture and/or carpet. While droppings left outdoors and not cleaned up may be considered a nuisance, it can also cause damages when carried by someone's pet into their car or house.

The following rules are required to allow a dog or cat in any apartment.

1. The tenant agrees to assume all liability for damages caused by the animal.
2. Rent for the apartment is increased by \$35 per month to compensate the Landlord for efforts required to verify compliance with this agreement during the term of the lease. The apartment may be inspected as often as monthly by the Landlord, with 24 hours notice given, at a time during weekday business hours that is convenient to the Landlord.
3. Permission for the dog or cat is always temporary and is always contingent upon the dog or cat not causing damages or a nuisance. It is the Landlord's desire that all tenants will be good and responsible neighbors. Complaints by a neighbor about your pet may be considered enough of a nuisance to withdraw permission for that pet.
4. If the dog or cat is found to be causing any damages or nuisance, Landlord has the right to immediately withdraw permission for the animal. If the Landlord withdraws permission for the pet, tenant shall have five business days to remove the pet from the premises. If the tenant fails to comply

with this deadline, it shall constitute a violation of the lease and, like any violation of the lease, may be considered grounds for eviction.

5. Tenant agrees to pay a fine of \$25 per complaint received about the pet, if the complaint is legitimate, plus immediate restitution for any damages. Landlord agrees to notify tenant whenever a complaint is received and a charge is incurred.

6. The tenant agrees to clean up all the droppings immediately (within ten minutes) after they are produced by the dog. Tenant agrees to pay a penalty of \$25 for each time that Tenant fails to clean up the droppings. It is assumed that cats will be using litter boxes indoors but same applies to any cat droppings outside.

7. Tenant understands that the Landlord will probably need to fumigate the premises for fleas at the end of the occupancy of the tenant. This cost (of about \$10.00 to \$15.00 per room) will be charged to Tenant's security deposit. This charge may only be needed for rooms with furniture or carpeting provided by landlord. In the case of stubborn flea infestations a professional pest company's services may be required. In that event, Tenant will cover all costs associated with those services.

Specific rules regarding dogs:

A. Dogs must be a minimum of two years old at the time of signing of this agreement to be allowed to reside in the apartment under the terms of this agreement. The dog in question must also come to meet and be approved by the Landlord or his Agent. Approval of the dog is at the sole discretion of the Landlord or his Agent.

B. Dogs are not allowed to be "tied out" in the yard of the apartment alone but must be kept in the apartment when the Tenant is not home. Dogs will be leashed at all times when outside of the building.

C. If Landlord or their staff need to enter the apartment for a scheduled visit of any kind (maintenance, inspections, etc.) the tenant will either be home at the time of the visit or have dog crated or otherwise confined for the duration of the visit.

AGREED TO, THIS _____ DAY OF _____, 2017

Landlord/Manager

Tenant

Tenant