

PET AGREEMENT

Addendum to the lease agreement

This agreement is attached to and forms a part of the lease agreement, dated _____

day of _____, between Armadillo Property Management Inc., Agent for the owner and _____ tenant(s).

Located at _____

Pet #1 is a male/female, dog/cat, which is _____ years of age, and weighs _____ pounds, named _____ and breed _____

Pet #2 is a male/female, dog/cat, which is _____ years of age, and weighs _____ pounds, named _____ and breed _____

In the dwelling they occupy under the lease agreement specifically prohibits a pet without the Landlord's written permission, the tenant(s) agree to the following terms and conditions in exchange for this permission:

1. The pet must be licensed and inoculated for rabies and other usual inoculations for the type of animal.
2. The permission given is to keep the particular pet described above and none other.
3. The pet must be kept in the residence, on a leash or in the fenced area provided (if applicable) and not allowed to run loose and disturb others. The pets must be kept under control at all times. Tenant shall not stake / or tie pet to any object outside the home such as a fence, clothesline and tree(s).
4. The tenant accepts all responsibility for said pet and it's actions, and holds the landlord harmless from any claims against the pet. Tenant represents that the pet is a domesticated dog or cat, is not vicious and has not bitten, attacked, harmed, or menaced anyone in the past.
5. Tenant agrees not to leave the pet unattended for any unreasonable periods of time.
6. Tenant agrees to remove their pets offspring within eight weeks of birth.
7. Tenants agree to pay immediately for any damage, loss, expense or injury caused by their pet, and in addition, they will pay \$ _____ as pet deposit prior to taking occupancy. The pet deposit will be refundable after termination of occupancy within 60 days. Less the cost of cleaning or repairs made necessary by the pet. In the event the deposit amount is not sufficient to cover these costs, the tenant(s) will be responsible for paying the additional costs. Residents agree to pay for any pet related damage to the property. A pet deposit is considered a general security deposit and will not be refunded if the pet is no longer at the property during the lease term. This also applies to roommate transfers. If there is an approved roommate transfer, the roommate leaving has put down a pet deposit, that deposit stays with the term of the lease and will not be refunded to the roommate leaving.
8. All carpets must be professionally steam cleaned at time of moving out.
9. Droppings from said pet will be removed daily. All pet waste must be removed from the yard at time of move out inspection.
10. Non compliance with these provisions will provide for one (1) written warning from landlord and if not corrected within 24 hours, or if the problem repeats, will cause this lease to become voidable at landlords option with (10) days written notice to tenant to vacate or can be cause for authorization for such service by landlord to be charged back to tenant.
11. If a pet has been in the home at any time during your term of occupancy (with or without consent) we may need to charge you for defleaing, deodorizing, backlighting, or shampooing to protect future residents from possible health hazard. Residents agree to pay for any pet related damage to the property. A pet deposit is considered a general security deposit.
12. Pets not permitted on the premises and considered vicious are Pit Bull (also known as Staffordshire Terriers), Chow, Doberman, Shar-pei, Rottweiler, German Shepherd, Akita, or any mix of the above breeds, as well as other dogs known to have vicious tendencies or to have bitten anyone. Ferrets and inside rabbits are not permitted. Any reptiles must be caged.
13. Additional provisions: _____

I have read, understand and agree to comply with all covenants of this agreement.

Dated this _____ day of _____

Tenant(s)

Armadillo Property Management, Inc.
Agent for the Owner