



Pet Agreement

This pet agreement is an amendment to the lease dated _____ between
_____ and _____
Resident Owner

1. Resident has read and signed the Pet Policy attached to this Agreement.
2. Resident agrees to abide by the Pet Policy and Owner agrees to permit Resident to keep the pet described in this Agreement in accordance with the Pet Policy.

| Type of Pet | Name of Pet | Age | Weight (30 lbs or less) |
|-------------|-------------|-------|-------------------------|
| _____ | _____ | _____ | _____ |

3. Resident shall be liable for any damage or injury whatsoever caused by the pet(s) and shall pay Owner or Owner’s agents or employees immediately, upon demand, for any and all costs incurred by Owner as a result of damage or injury caused by the pet(s).
4. Resident agrees to indemnify, hold harmless, and defend Owner and all of Owner’s agents and employees against all liability, judgments, expense (including costs and attorney’s fees), or claims by third parties for any injury to a person or damage to property of any kind whatsoever caused by Resident’s pet(s).
5. Resident agrees to comply with:
 - a) Health and Safety Code, and
 - b) All other applicable governmental laws and regulations.
6. Resident represents the Pet or Pet(s) are quiet and “housebroken” and will not cause any damage or annoy other Residents or neighbors.
7. Resident agrees that the Pet will not be permitted outside the Resident’s unit or property, unless restrained by a leash.
8. Resident must provide:
 - a) A photo of the animal to be kept on file in the office;
 - b) A veterinarian’s certification of current inoculation and general health exam (see Addendum).
9. No pet shall be fed on unprotected carpet within the rental unit.
10. Resident shall prevent fleas or any other infestation of the rental unit or other property of Owner.





- 11. Resident agrees that the pool area, fitness room, clubhouse, laundry room, and rental office are off-limits to pets.
- 12. Resident agrees that Owner and Owner's agents and employees have the right to enter Resident's apartment without prior notice if there is reasonable cause to believe that a pet has been left alone in Resident's apartment and either that pet is creating a disturbance or any other emergency situation appears to exist with respect to the pet. Owner or Owner's agents or employees shall attempt to contact Resident before entering the apartment and shall enter only if they are unable to contact Resident within a reasonable amount of time. Upon entering, Owner or Owner's agents or employees may make any appropriate arrangements with respect to the pet's care, including removing the pet and placing it in a temporary home. Owner or Owner's agents or employees may charge any costs incurred to Resident and such costs are due and payable within thirty (30) days.
- 13. Resident shall provide the following information and promptly notify Owner in writing of any changes:

Emergency caretaker for pet(s):

Name: _____

Address: _____

Telephone: _____

Veterinarian:

Name: _____

Address: _____

Telephone: _____

By signing this Agreement, Resident has agreed to the above and has paid an additional deposit of \$500.00 (five hundred dollars). This deposit is in addition to the customary security/cleaning deposit collected at the time of residency. There is a pet rent charge of \$25.00 each month.

Resident

Date

Owner

Date



***We know funner isn't a word, but let's face it, it's way more fun!**

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