

Pet Agreement

Pet Agreement

I have or expect to have a pet or a dog:

No

If YES, please check YES and continue completing this form, sign and date. If NO, sign and date below.

This agreement, made between Elmwood Properties, hereinafter referred to as landlord, and each tenant who signed original rental agreement identified by building and apartment number above, is effective commensurate with the lease start and lease end dates for said tenants.

In response to tenant's request, landlord agrees that tenant may keep ONLY one pet on the premises described as follows:

Information about Your Pet

Pet Name:

Animal Type:

Color:

Age:

Weight:

License No.:

City of License:

Required Shots, including Rabies:

Breed:

Rules

Landlord may agree to resident housing a pet in the apartment subject to the following conditions:

- Dogs are not permitted unless resident has a valid letter from a licensed physician or psychologist requiring tenant to maintain a dog for medical treatment as an emotional support animal. Any approved dog must be neutered or spayed.
- Cats are permitted, as long as they are registered with landlord office.
- Other animals such as birds, rabbits, hamsters, snakes, etc, must be housed permanently in their respective cages.
- Tenant agrees that no unregistered dog may "VISIT" any resident's apartment for any length of time, however short.
- This agreement shall not be construed as permitting additional pets, or the replacement of the described pet with another in the event of its transfer, loss, or death.
- Tenant shall post forthwith with landlord onetime non-refundable fee of \$500 as amount of dog agreement cost, and an additional rental fee of \$50 per month for any dog, payable to Elmwood

Properties, PAID SEPERATELY FROM RENT, on or before the first day of each month of occupancy by dog.

- Cats and other pets excluded from any one time fee or monthly charges.
- Tenant shall comply with all applicable laws, ordinances and regulations pertaining to pets and the keeping and care of animals.
- All dogs and cats must be housebroken. The pet may not be allowed to urinate or defecate on any unprotected carpet inside the premises.
- Tenant shall immediately remove and properly dispose of any and all pet waste inside and outside the premises.
- Tenant shall prevent the pet from becoming an annoyance to, or source of discomfort or complaints from, other tenants of the building or complex, or neighbors.
- Any and all urine, fecal matter, or other excretions from the pet shall be cleaned up by tenant immediately.
- Tenant shall prevent the pet from doing any damage to the rental unit or common areas or other rental units in the building or complex. Tenant shall not permit the infestation of the unit by fleas or other vermin caused by the pet.
- Tenant shall not permit the pet outside the rental unit unless restrained by a leash. Pet is not allowed in laundry room, if building is so equipped.
- Tenant shall be liable to owner for all damages or expenses arising out of the actions of the pet, and shall hold landlord and his agents and employees harmless from all liability or loss arising out of the actions of the pet.
- In the event landlord, in his sole discretion, determines that any pet is some kind of danger or potential harm to any resident or visitor, tenant agrees that landlord may revoke this agreement on 5 days written notice to tenant to remove the pet. Tenant shall permanently remove the pet from the premises within five days in compliance with such notice.
- After tenants vacate the premises, they shall reimburse landlord for the cost of any necessary de-fleeing, deodorizing, and cleaning of floors to protect future tenants from possible health hazards.
- This agreement is an addendum to the rental agreement by which the tenant rents the premises described above, and upon execution by all parties shall become a part thereof, as if it had originally been incorporated into the text of the agreement.
- The breach of any term of this agreement shall be deemed a breach of the rental agreement and subject to all remedies available under state law.

Signatures

LESSEE PRINTED NAME

LESSEE SIGNATURE

LANDLORD / AGENT SIGNATURE

- Use your cursor or finger tip on touch screens to sign the form in the box below.
- By signing, I certify that I have read and understand the information above.