

PET AGREEMENT
(Becomes a part of the Lease Contract)

This Pet Agreement made and entered into this _____ day of _____, 20____
between **Leonard Estates** as LANDLORD, and _____ as TENANT in unit # _____.

1. CONDITIONAL AUTHORIZATION FOR PET: Tenant agrees to the following terms and conditions for the following described pet. No other pet shall be permitted on the premises by TENANT or guests unless TENANT receives written permission from the Management Office.

2. DESCRIPTION OF PET:

Name of pet _____

Type _____ Breed _____ Color _____

Weight _____ Age _____

Other: _____ Explain manner in which kept: _____

3. PET DEPOSIT: In addition to the regular Security Deposit as required in the lease contract TENANT shall submit a pet deposit in an amount indicated below:

Dogs \$250.00 Cats \$250.00

Such pet deposit shall be used to repair damages caused by or in relation to the pet. Payment of the pet deposit can be paid in full or an initial fee of \$50.00 and then in increments not less than \$10.00 per month until the deposit is paid. Pet Deposit will be returned within 30 days of Pet Agreement termination. Only one (1) dog or two (2) cats per apartment unit is permitted. One (1) cage/aquarium is permitted for all other pets.

4. LIABILITY FOR DAMAGES, CLEANING, ETC.: TENANT shall be liable for all damages caused by such pet and all cleaning, defleaing and deodorizing required because of such pet. This applies to any part of the dwelling unit, landscaping or other improvements on LANDLORD=S property. If such items cannot be satisfactorily cleaned or repaired, TENANT must pay for complete replacement by LANDLORD. TENANT is responsible for paying all repair costs within thirty (30) days or to make arrangement for payment. TENANT shall be strictly liable for the entire amount of any injury to the person or property of others caused by such pet.

5. PET RULES: TENANT is responsible for the actions of pet at all times. TENANT agrees to abide by the following rules:

(a) TENANT agrees that pet will not disturb the right of any resident to the quiet enjoyment of the premises and related project facilities, adversely affect the health or safety of any person, or interfere with the management of the project or have an adverse financial effect on the project.

(b) Pet shall not be left unattended outside the dwelling unit. This includes the building vestibules, walkways, stairs, stairwells, parking lots, grassy areas or any other part of the LANDLORD=S property.

(c) TENANT shall not permit pet in any common areas of the buildings in the project at any time, except on the designated route for ingress and egress to the building.

(d) Dogs and cats shall be carried when within the corridors, elevator and lobby areas of the building.

(e) Pet shall be kept on a short leash and under TENANTS' supervision when outside the apartment unit.

(f) If pet defecation occurs anywhere on LANDLORD=S property, TENANT shall be responsible for the immediate removal of waste and cleanup.

- (g) Cat litter boxes must be kept clean and odorless. When disposing of dirty cat litter, etc., it must be placed in a tied plastic bag and thrown in the dumpster.
- (h) All cats and dogs shall have up-to-date immunizations. TENANT shall present a copy of the required annual immunizations. Pet shall be kept parasite free, i.e., fleas, ticks, worms, etc.
- (i) Cats and dogs must have current licenses from the City and present proof of such to LANDLORD.
- (j) LANDLORD will not be responsible for any damage or illness to pets caused by extermination, maintenance, or repair done by LANDLORD and/or service contracted by LANDLORD.
- (k) TENANT cannot leave cat or dog unattended for more than ten (10) hours.
- (l) Pet shall not weigh over 50 pounds.

6. ADDITIONAL RULES: Rules are subject to change with a 30-day written notice.

7. VIOLATIONS OF RULES: If any rule or provision of this Pet Agreement is violated, TENANT will be served a written notice and will have fourteen (14) days to correct the alleged violation or make written request for a meeting to discuss the violation. TENANT shall immediately or permanently remove the pet from the premises upon written notice by LANDLORD. If the TENANT is unable or refuses to do so, the LANDLORD shall consider the TENANT in material non-compliance of lease.

8. GENERAL: Any other agreement must be in writing and approved by LANDLORD.

9. ALTERNATE CARETAKER: TENANT must provide an alternate caretaker for pet for circumstances in which TENANT is not able to care for pet.

I hereby authorize the following individual to take care of my pet should a situation arise where I am not able to take care of my pet:

(Name of Alternate Caregiver)

(Street Address)

(City, State)

(Phone Number)

READ CAREFULLY BEFORE SIGNING

BY: _____
(HEAD OF HOUSEHOLD) (DATE)

(CO-HEAD) (DATE)

(OWNER/AGENT) (DATE)

I hereby certify that I/we do not have a pet.

(HEAD OF HOUSEHOLD) (DATE)

(CO-HEAD) (DATE)