

PET AGREEMENT

Landlord leases to Tenant(s) premises known as _____ as described in the Lease dated _____, to which this PET AGREEMENT pertains:

Landlord waives pet restrictions set forth in the Lease provided that Tenants agree to and subsequently meet the following TERMS AND CONDITIONS:

- 1) Tenant agrees to comply with all jurisdictional laws and local licensing requirements governing pets. Tenant also agrees to immunize their pet(s) in accordance with all local and jurisdictional laws.
- 2) Tenant agrees unconditionally that Landlord authorizes only those pets listed below:

Name: _____ Kind: _____ Age: _____ Breed: _____ Color: _____

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- 3) Tenant agrees the pet(s) listed above are the ONLY pet(s) authorized on Premises. Additional pet(s) kept on Premises by Tenant MUST FIRST be approved by Landlord in writing. Tenant's harboring of any other pets or animals on Premises which are not authorized and described above will constitute a violation of this PET AGREEMENT and the LEASE to which it pertains.
- 4) Tenant acknowledges that keeping a pet in or on leased Premises is a privilege and not a right. This PET AGREEMENT may be canceled at any time by Landlord in the event of any violation stated herewith. Cancellation of this PET AGREEMENT requires removal of any unauthorized pet or animal within 72 hours. In any event, Tenant is still responsible for the terms of the LEASE in its entirety.
- 5) Tenant warrants that each and every one of their pets is housebroken and has no history of biting, gnawing, mauling, attacking, chewing, or scratching persons or property. Tenant further warrants that each and every one of their pets has no vicious history or dangerous tendencies toward human adults, children or other animals. Dogs must be controlled, kept securely leashed, and supervised at all times when in common areas or on property grounds.
- 6) Tenant warrants to observe: (a) the consistent use and proper disposal of cat litter and feline waste (securely bagged) and the frequent and proper collection and disposal of canine and other animal waste in accordance with the rules governing the Premises and/or local laws; (b) the consistent control and prevention of flea, tick, and lice infestation affecting their pet(s) and the Premises; (c) the consistent supervision and control of pet activity ensuring the Premises' common areas, lawns, and general landscaping suffer no physical damage and that the Premises and exterior grounds of Premises are kept consistently clean and free of offensive pet odors, soiling, pet waste, and damaging scratches, clawing and gnaws.
- 7) Tenant warrants that their pet(s) will not cause any disturbance, nuisance, damage, or danger to other tenants and neighbors. Excessive barking, squawking, meowing, and/or howling pets will not be tolerated insofar as it poses a nuisance or disturbance to other tenants and/or surrounding neighbors.
- 8) **Dog Owners:** Tenants acknowledges that their dog is not one of the following prohibited breed/mixed-breeds: Akita, Chinese Sharpei, Chow Chow, Doberman Pinscher, Dogue de Bordeaux, German Shepherd, Siberian Husky, Great Dane, Malamute, Mastiff, Pit Bulls (all Bull Terriers & Staffordshire Terriers), Presa Canarios, Rottweiler, Wolf & Wolf hybrids.
- 9) **Dog Owners:** Guide dogs, hearing dogs and other dogs specially trained to assist the physically challenged are exempted, i.e. they are acceptable even if they are part or a pure breed of the above dogs."

