

RENTAL PROPERTY PET AGREEMENT



Date: _____

This agreement is made between _____ hereinafter referred to as "Landlord", and _____, hereinafter referred to as "Tenant", and is effective upon the date the last signature below is affixed.

1. Tenant will/currently occupies the Property known as _____ .
2. In response to Tenant's request, Landlord agrees that Tenant may keep ONLY the pets on the premises described as follows: _____

Landlord's agreement is conditioned upon all of the following terms:

1. The pets described above, and only the pets described above, may be kept on the premises. This agreement shall not be construed as permitting additional pets, or the replacement of the described pets with another in the event of its transfer, loss, or death.
2. Tenant shall post forthwith with landlord additional pet security deposit in the sum of _____ .
3. Tenant shall comply with all applicable laws, ordinances and regulations pertaining to pets and the keeping and care of animals.
4. The pet must be neutered or spayed as applicable.
5. All pet 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.
6. Tenant shall not permit the pet outside the property unless restrained by a leash.
7. 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.
8. In the event landlord, in his sole discretion, shall determine that it is in his best interest to revoke this agreement, he may do so on 30 days written notice to tenant to remove the pet. Tenant shall permanently remove the pet from the premises within thirty days in compliance with such notice. The additional deposit posted in connection herewith shall remain a portion of the security deposit to be accounted for according to law upon vacation of the premises by tenant.
9. After tenants vacate the premises, they shall reimburse landlord for the cost of any necessary de-fleeing, deodorizing, and shampooing of carpet to protect future tenants from possible health hazards.
10. 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.

Tenant Signature

Date Signed

Landlord Signature

Date Signed