

# Non-standard Pet Agreement

This document is a non-standard rental provision that obligates the signer to the terms and conditions set forth below. Any violations of these terms may lead to the immediate cancellation of this agreement and require the tenant to remove the pet(s) from the premises. The tenant remains liable for any damage, caused by the presence of the pet in the rental unit.

Tenant's Name: \_\_\_\_\_ Date: \_\_\_\_\_ 20\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Type of Pet: \_\_\_\_\_ Name of Pet: \_\_\_\_\_ Pet's Age: \_\_\_\_\_ Pet's Weight: \_\_\_\_\_  
Other Pets: \_\_\_\_\_

**Agreement 1:** The renewal of this "Pet Lease" is not automatic. This must be re-applied for and all proofs requested below must be current with each renewal.

**Agreement 2:** Any cat or dog must be spayed or neutered, and the tenant must provide landlord with proof from a veterinarian.

**Agreement 3:** Any cat or dog must be up-to-date on all distemper and rabies vaccinations. Tenant must provide landlord with annual proof from a veterinarian.

**Agreement 4:** Only the pet listed above is allowed to be kept on the premises. No visiting or short-term pets may reside on the premises. *(Remember, because the pet has been neutered or spayed, no puppies or kittens.)*

**Agreement 5:** The tenant will clean any animal waste immediately and dispose of it properly. All waste must be cleaned from yard, sidewalk, parking areas, and neighbor's properties. Whether or not it is true, any animal waste dropped on the above listed property will be assumed to have come from your pet and must be cleaned by the above listed tenant immediately.

**Agreement 6:** Tenant accepts full financial responsibility for pet's behavior resulting in any damage to landlord's and any neighbors' property. *(This includes the lawn area).*

**Agreement 7:** Tenant's financial obligation for pet is not limited to any pet fee or deposit.

**Agreement 8:** At no time, is any pet allowed to roam around free from the apartment where it resides.

**Agreement 9:** All pets must be cared for properly. Dogs and cats must not be left alone for extended periods *(more than 10 hours at a time)*. Pets must be fed and watered regularly.

**Agreement 10:** Neighbors' right to quiet must be respected always. Barking dogs, crying cats, etc., are never tolerated.

**Agreement 11:** At the end of tenant's lease term, the tenant agrees to either have all carpets in his/her rental unit professionally cleaned the week prior to vacating and to provide the landlord with proof of work receipt, or allow the landlord to deduct money from the pet deposit to have the carpets professionally cleaned.

**Special Pet Fee:** Deposit: Tenant agrees to pay the following pet deposit. .... \$ \_\_\_\_\_

**Monthly Pet Fee:** This is additional rent to be paid along with rent each month. .... \$ \_\_\_\_\_

Tenant: \_\_\_\_\_  
*Signature Date*

Tenant: \_\_\_\_\_  
*Signature Date*

Tenant: \_\_\_\_\_  
*Signature Date*

Landlord: \_\_\_\_\_  
*Signature Date*

*Attach recent photo of pet*