

# PET AGREEMENT

(Addendum to Lease)

This legally binding agreement is attached to and forms a part of the Lease dated DATE between Howie Properties, LLC, Landlord, and NAME, Tenant(s). Tenant(s) desire to keep a pet(s):

a \_\_\_\_\_ named \_\_\_\_\_ described as a \_\_\_\_\_ (breed) \_\_\_\_\_ (color);  
a \_\_\_\_\_ named \_\_\_\_\_ described as a \_\_\_\_\_ (breed) \_\_\_\_\_ (color);

in the dwelling they occupy under the Lease referred to above. The Lease specifically prohibits keeping pets without the Landlord's permission. Tenant(s) agree to the following terms and conditions in exchange for this permission:

- 1) **No puppies or kittens allowed.** All pets must be 1 year old or older. Tenants agree to keep no pet for breeding purpose. All pets must be spayed or neutered.
- 2) Tenants agree to keep pet(s) from causing any annoyance or discomfort to others and to keep their pet under control at all times; this includes preventing any dog from barking excessively or in such a manner as to disturb the neighbors. Tenants will remedy immediately any complaints made through the Landlord or Manager or by a neighbor.
- 3) Only inside pets are allowed. Tenants agree to keep their pet restrained and to comply with all city or county ordinances. Dogs may NOT be tethered outside. Tenants agree not to leave their pet unattended for any unreasonable periods.
- 4) Tenants agree to dispose of their pet's droppings and/or kitty litter properly and quickly. **THIS IS IMPORTANT!!** Our single biggest complaint involves dogs doing their business on someone else's yard or in a yard shared by other people. People who do not own pets are NEVER happy with the gifts your pet may leave. So that we can continue to allow dogs, you must accompany your pet with a pooper-scooper when walking in an area near other people's yard. **There will be a \$25 per incident fine for failing to clean up after your pet if we have proof of the offense.**
- 5) Tenants agree not to leave food or water for their pet or other animal outside their dwelling.
- 6) Tenants agree to pay immediately for any damage, loss, or expense caused by their pet. In addition, tenants will add **\$25.00 for first pet and \$10.00 for each additional pet** to their monthly rental payment. We may also **require an additional pet deposit depending on property being offered.**
- 7) Proof must be provided to Landlord that all appropriate vaccinations, especially for rabies and distemper, have been given and are current.
- 8) Tenants agree that Landlords reserve the right to revoke permission to keep the pet should Tenants break this agreement.
- 9) **Tenants agree that any damage caused by pet(s) is NOT normal wear and tear. Damages can include pest treatment (e.g., for ticks, fleas), which may not be evident for several weeks after animals leave. Animal odors that result from pets urinating or defecating on carpet is simply NOT possible to permanently remove, even though it may not be evident for several weeks after carpet has been thoroughly cleaned. Tenant clearly understands and agrees that any such odor will result in replacement of pad and carpet at Tenant's expense. Moreover, odors resulting from pets result in the unit not being shown until after tenant leaves and the problem has been corrected; Tenant agrees that the resulting rent loss will also be at Tenant's expense.**
- 10) Tenants agree to assume full and complete legal responsibility for any pet owned by or in Tenant's care, said responsibility to include full reimbursement to Landlord or Landlord's representatives for any and all legal or other expense incurred by them as a result of pet's action or presence.
- 11) Tenants agree to carry Tenants Insurance designed to cover any medical costs or liability which might result from pet; Landlord will be provided with a copy of said policy

TENANT \_\_\_\_\_ Date \_\_\_\_\_

TENANT \_\_\_\_\_ Date \_\_\_\_\_