

PET EXHIBIT
EXHIBIT “ _____ ”



2015 Printing

This Exhibit is attached to and made a part of that certain Agreement dated _____,
by and between _____ (hereinafter called Owner, and including authorized
agent for Owner, if any), and _____ (Resident), for the premises located at:
_____.

OWNER AND RESIDENT AGREE AS FOLLOWS:

1. Permission is hereby given for Resident's pet, described below, to be kept within subject premises. Such permission is being given with the express understanding and agreement by Resident that pet, when taken in and out of the premises, will be kept on a leash or caged and under full control at all times. Further, when walking pet, Resident will keep pet away from public places, lawns, and sidewalks of all residences in neighborhood or buildings in complex, whichever is applicable herein. Resident will be responsible for cleaning up pet droppings. Resident shall be responsible for all damage to the subject premises or grounds by reason of having a pet therein or thereon. Landlord may bill Resident for damage caused by pet, which amount shall be paid no later than with the following month's rent.
2. Said pet will not annoy, bother, or be permitted to annoy or bother other residents of the neighborhood or complex, or the public within the area. If, in the sole discretion of Owner or his agent, said pet becomes a nuisance, bothersome, or an annoyance to the public, neighbors, or other residents, or becomes a threat to public health or safety, then, at the written direction of Owner or his agent to the Resident, Resident shall, within five (5) days thereafter, remove said pet from the premises or face legal remedies, including, but not limited to, termination of the Agreement to which this Exhibit applies.
3. Resident agrees to pay \$ _____ as a nonrefundable pet fee for the privilege of maintaining said pet on Owner's premises. Said nonrefundable pet fee is paid in addition to, and not in lieu of, Resident's responsibility for all damages caused by pet, above. Resident agrees that only the pet named and described below will occupy the premises. No additional or different pet is authorized under this Agreement.
4. Resident may have no more than _____ dog(s) or cat(s) or _____ bird(s). No pet offspring are allowed. However, pet offspring shall be permitted to remain on the premises until said offspring are weaned from their mother. Resident must provide proof of vaccination of pet, where same is required by law, for communicable diseases prevalent in species of pet, including, but not limited to, rabies. Dogs may be no larger than _____ inches tall (full-grown) and must weigh no more than _____ pounds at maturity.
5. Fish tanks may be no larger than _____ gallons. Birds must be caged at all times. No other animals, reptiles, or insects are permitted, including, but not limited to, livestock or farm animals, exotic or jungle animals, pigs, skunks, ferrets, monkeys, snakes, lizards, turtles, hamsters, and gerbils.
6. Resident agrees to abide by all applicable laws, community association covenants and rules and regulations regarding the keeping of animals or pets in the areas and locale of the premises, including, but not limited to, leash laws, licensing laws, and laws regarding vaccinations and inoculations.

7. Type of Pet: _____ Breed: _____ Name: _____
Age: _____ Weight: _____ Color/Markings: _____ License #: _____
Type of Pet: _____ Breed: _____ Name: _____
Age: _____ Weight: _____ Color/Markings: _____ License #: _____

Owner/Owner's Agent

Resident

Owner/Owner's Agent

Resident

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