

PET EXHIBIT
EXHIBIT “ _____ ”



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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 [Initial each selection as applicable. Any selection not initialed shall not be part of this Agreement]:

_____ Resident's Initials
_____ Owner's Initials

Resident agrees to pay an additional refundable deposit of \$_____ which amount is included in the total amount listed as the refundable Security Deposit. Resident agrees, at Resident's expense, to have the premises treated for fleas and ticks by a licensed pest control operator and to have all carpeting cleaned and deodorized specifically for pet odors by a professional carpet cleaning service upon termination of this agreement. Resident agrees to provide copies of the receipts for these services to Owner or Manager no later than the date and time of the move out inspection.

_____ Resident's Initials
_____ Owner's Initials

Resident agrees to pay \$_____ as a non-refundable 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.

_____ Resident's Initials
_____ Owner's Initials

Resident agrees to pay a non-refundable PET FEE of \$_____. Owner will use this fee to have the property treated for fleas and ticks by a licensed pest control operator and to have all carpeting cleaned and deodorized specifically for pet odors by a professional carpet cleaning service upon termination of this agreement. However, Resident is still responsible for any damages caused by the animal that are not corrected by this carpet cleaning and pest control treatment. If any pet is found on the premises, other than the pet(s) noted above, then any penalties or liquidated damages for unauthorized pets described elsewhere in this Agreement shall apply.

_____ Resident's Initials
_____ Owner's Initials

****Service Animal or Emotional Support Animal**** Owner does not require a pet deposit or fee for a service animal or emotional support animal as defined by the Americans with Disabilities Act, as amended. There is no restriction regarding the Service Animal or Emotional Support Animal with respect to the animal's breed or size. However, the owner of the animal is liable for any damages caused by the animal above and beyond the normal wear and tear a human tenant might reasonably cause. This includes teeth marks on trim, carpet torn by a dog's digging, and carpet soiled by dog waste or vomit. Sec.504, Title II, Americans with Disabilities Act.

Service Animal / Emotional Support Animal Description _____

Registration # (if applicable) _____

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. Resident agrees that only the pet named and described below will occupy the premises. No additional or different pet is authorized under this Agreement. Owner may bill Resident for damage caused by pet, which amount shall be paid no later than with the following month's rent.

2. If, in the sole discretion of Owner or his agent, said pet becomes a nuisance, makes excessive noise, acts in a threatening manner, interferes with other tenants' quiet enjoyment of their units, 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 premises or face legal remedies, including, but not limited to, termination of the Agreement to which this Exhibit applies.
3. 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.
4. 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.
5. 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.
6. Type of Pet: _____ Breed: _____ Name: _____
Age: _____ Weight: _____ Color/Markings: _____ License #: _____
Type of Pet: _____ Breed: _____ Name: _____
Age: _____ Weight: _____ Color/Markings: _____ License #: _____

Owner/Owner's Agent Initials: _____

Resident's Initials: _____