

PET AGREEMENT

This agreement is attached to and is part of the Residential Lease Agreement dated _____ between **Awesome Rentals, LLC**, (the lessor), and _____ (the lessee). It becomes effective on _____ (date). Lessee desire to keep the following described pets:

	Type	Breed	Age	Weight
Pet 1				
Pet 2				
Pet 3				

in the dwelling they occupy under the Residential Lease Agreement referred above. Because this agreement specifically prohibits keeping pets without the Owners' permission, Lessee agrees to the following terms and conditions in exchange for their permission:

- 1) Lessee agrees to pay Lessor a **refundable deposit of \$250 per pet per lease term for pets that weigh less than 50 pounds and \$500 per pet per lease term for pets that weigh more than 50 pounds** at the time of signing of this agreement or at the time of move-in whichever is later. This refundable deposit, or what remains of it after repairing the damages caused by the pets, will be returned to Lessee within 30 days after the property is vacated at end of the lease term or once Lessee has proved that the pets referenced above have been removed from the property. Hence, for the pets mentioned above that the lessee is desiring to keep, Lessee agrees to pay a refundable deposit of _____ for the lease term as per Residential Lease Agreement.
- 2) Lessee also agrees to pay Lessor **an additional non-refundable monthly pet fees of \$25 per pet for pets that weigh less than 25 pounds; \$50 per pet for pets that weigh between 25 and 50 pounds and \$75 per pet for pets that weigh more than 50 pounds**. Hence, for the pets mentioned above that the lessee is desiring to keep, Lessee agrees to pay a monthly fee of _____ for the lease term as per Residential Lease Agreement.
- 3) Lessee will carry pet liability insurance with a minimum liability limit of \$100,000 per pet that covers/protects property damage and injury inflicted by tenant's pets on others, inside or outside the premises.
- 4) Lessee agrees to be solely responsible for the maintenance of the above described pets and agrees to adhere to all local and state ordinances, including leash and licensing requirements.
- 5) That the pet will be allowed out of the property only under the complete control of a responsible human companion and on a hand-held leash or in a pet carrier.
- 6) That any damage to the exterior or interior of the premises, grounds, flooring, walls, trim, finish, tiles, carpeting, or any stains, etc., caused by the pet will be the full financial responsibility of the Lessee and that Lessee agrees to pay all costs involved in the restoration to its original condition. If because of any such stains, etc., said damage is such that it cannot be removed, then Lessee hereby agrees to pay the full expense of replacement.
- 7) That the Lessee will provide adequate and regular veterinary care, as well as ample food and water, and will not leave the pet unattended for any undue length of time. Lessee will not leave food or water for their pets or any other animal outside their dwelling where it may attract other animals.
- 8) Proper claw grooming is very important to help preserve hardwood floors. Lessee agrees to groom pets' claws regularly and trim their nails regularly, so that they do not click and scratch the floor when they walk.
- 9) Lessee will diligently maintain cleanliness of litter boxes as well as pet sleeping and feeding areas. Lessee shall clean up after their pet and shall dispose of their pet's or pets' waste properly and quickly.

- 10) Lessee will prevent pets from engaging in behaviors or creating excessive noise at a level that disturbs neighbors, including, but not limited to, barking, jumping, and running and will remedy immediately any complaints made through the Lessor.
- 11) That, if there is reasonable cause to believe an emergency situation exists with respect to the pet, and if efforts to contact the resident and emergency caretaker are unsuccessful, the Lessor or the Lessor's agents may contact the local animal control authority and assist its staff in entering the resident's apartment. Examples of an emergency situation include suspected abuse, abandonment, fire or other disaster, or any prolonged disturbance. If it becomes necessary for the pet to be boarded, any and all costs incurred will be the sole responsibility of the Lessee.
- 12) That the Lessee agrees to indemnify, hold harmless, and defend Lessor or Lessor's agents against all liability, judgments, expenses (including attorney's fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by the Lessee's pets.
- 13) Lessee agrees not to breed or allow the pets to reproduce, but if this should occur, the pet's offspring will be placed within four weeks of birth.
- 14) Lessee will be solely responsible to pay for pest infestation services resulting from pets allowed in the property.
- 15) Lessee agrees that this Agreement applies only to the specific pets described above and that no other pet/pets may be substituted. Lessee agrees to furnish the Lessor with a picture of each pet prior to occupancy.
- 16) Lessee agrees that the Lessor reserves the right to revoke permission to keep the pet should the Lessee break this agreement. This agreement can also be revoked by Lessor without any cause upon giving a 30-day written notice. Lessee will be given 3 days to remove the pet from the premises after the agreement is revoked. After 3 days, Lessee agrees to pay Lessor \$10 per day until the pet is removed.
- 17) Any animals on the property not registered under this Agreement will be presumed to be strays and will be disposed of according to law, at the option of the Lessor and expense of the Lessee.

Lessee's Signature _____ Date _____

Lessee's Signature _____ Date _____

Lessee's Signature _____ Date _____

Guarantor's Signature _____ Date _____

*Note: Guarantor is signing solely for the purpose of guaranteeing the payment of herein stated amounts in full. Surety affirms he/she is personally obligated to make all payments in full if not made by Lessee within **5 days** of due date. Surety further affirms that he/she will not reside in the property as a tenant.

Lessor: Awesome Rentals, LLC

_____ Date _____

By: Tulika Bansal, Managing Member, Awesome Rentals, LLC.

