

# Animal Agreement

This document is an addendum and is part of the Lease or Rental Agreement, dated \_\_\_\_\_,

by and between \_\_\_\_\_, "Owner/Agent",

and \_\_\_\_\_ "Tenant",

for the premises located at: \_\_\_\_\_.

In consideration of their mutual promises, Owner/Agent and Tenant agree as follows:

1. The Lease/Rental Agreement provides that without Owner/Agent's prior written consent, no animals whatsoever shall be allowed in or about the premises. Tenant shall not keep or feed stray animals in their rental unit or anywhere on the grounds. Tenant may not allow an animal to be in his rental unit or on the premises even temporarily. Tenant must advise his guests of this policy prohibiting animals or secure advance approval from the Owner/Agent.

2. Tenant desires to keep the following described animal (see attached photo), herein after referred to as "Pet", and represents it is a domesticated dog, cat, bird, fish, or \_\_\_\_\_. Said Pet is: Breed: \_\_\_\_\_; Size (current and adult height/weight): \_\_\_\_\_; Color \_\_\_\_\_. Tenant represents to Owner/Agent that said Pet is not vicious, and has not bitten, attacked, harmed, or menaced anyone in the past.

3. Tenant agrees to comply with all applicable ordinances, regulations and laws governing pets. If the Pet is a cat, it must be neutered and veterinary proof is required. Tenant must provide and maintain an appropriate litter box and not dispose of litter in the toilets. If the Pet is a bird, it shall not be let out of the cage. If the Pet is fish, the water container shall not exceed \_\_\_\_\_ gallons and will be placed in a safe location in the rental unit. Pet shall not be fed directly on carpet or any floor covering in the rental unit. Tenant shall prevent any fleas or other infestation of the rental unit or other property of Owner. Tenant shall not permit, and represents that Pet will not cause any damage, discomfort, annoyance, nuisance or in any way inconvenience, or cause complaints from, any other Tenant.

4. Tenant acknowledges and agrees that Owner/Agent may, at any time and in Owner/Agent's sole and absolute discretion, revoke its consent by giving Tenant written thirty (30) day notice, if Owner/Agent receives complaints from neighbors or other residents about Pet, or if Owner/Agent, in Owner/Agent's sole discretion, determines that Pet has disturbed the rights, comfort, convenience, or safety of neighbors or other tenants. Tenant shall permanently remove Pet from Owner's property upon Owner/Agent's written notice that consent is revoked.

5. If any rule or provision of this Animal Agreement is violated, Owner/Agent shall have the right to demand removal of Pet from the community upon three (3) day written notice. Any refusal by Tenant to comply with such demand shall be deemed to be a material breach of the Lease or Rental Agreement, in which event Owner/Agent shall be entitled to all the rights and remedies set forth in the Lease or Rental Agreement for violations thereof, including, but not limited to, eviction, damages, and attorney's fees.

6. Tenant shall be strictly liable for the entire amount of any wrongful death, or injury to the person or property of others, caused by Pet, and Tenant shall indemnify Owner/Agent for all costs resulting from same, including, but not limited to, litigation costs and attorney's fees.

7. Tenant agrees that Pet will not be permitted outside Tenant's unit unless restrained by a leash, cage, or other appropriate animal restraint. Tenant shall not tie Pet to any object outside the rental unit or premises. The Tenant agrees to promptly clean up after Pet, if necessary. Pet shall be allowed or walked only in the exterior area(s) designated by the Owner/Agent. Tenant shall not permit Pet in swimming pool areas, laundry rooms, management offices, clubrooms, playgrounds, other recreation facilities, and other dwelling units.

\_\_\_\_\_  
Date                      Owner/Agent

\_\_\_\_\_  
Date                      Tenant

\_\_\_\_\_  
Date                      Tenant