

PET FEE AGREEMENT

THIS AGREEMENT between the parties whose authorized signatures appears below as "Landlord" and "Tenant" shall be incorporated by reference into any written or oral rental agreement between the parties covering the premises indicated below in the same manner and to the same effect if it had been originally incorporated therein.

Address of Premises: _____

Description of Pets: _____

\$350.00 None-Refundable Pet Fee & Monthly \$35.00 None-Refundable Pet Rent

Date of Rental Agreement: _____

WHEREAS Tenant has expressed a desire to keep a pet or pets on the premises and recognizes that certain damage or liability may result by reason of such pet; and whereas Tenant has agreed to indemnify landlord from any and all damage or liability caused by said pet or pets; NOW THEREFORE, the parties mutually covenant and agree as follows:

1. Landlord agrees to permit Tenant to keep the pet or pets described above on the premises subject to the terms and conditions provided herein and tenant agrees that no other pet(s) or animal(s) shall be kept on the premises.
2. Tenant agrees to deposit the sum of money specified above as additional security for the performance of the terms of this agreement and any other rental agreement between the parties, receipt of which is hereby acknowledged by Landlord.
3. In addition, Tenant agrees to indemnify Landlord for any damage or liability caused to landlord by reason of said pet(s). Landlord shall have the right to inspect the premises and tenant shall pay for all damage promptly. Any damages not paid upon request of Landlord shall be added to the rental due on the next rental payment date.
4. Tenant represents that the pet or pets involved are quiet and housebroken and will not cause damage or annoy other tenants. Tenant also agrees to abide by the following rules:
 - a. If the pet(s) is/ are a dog(s), it must be on a leash at all times except when inside a Tenant's premises. Walks for sanitary purposes must be conducted away from the grounds or general premises of the building. Also, the dog(s) must never be left unsupervised in the premises. Also, dog(s) must not ever be allowed to constantly bark to a point of nuisance.
 - b. If the pet(s) is/ are a cat(s), it must be kept inside the Tenant's premises at all times and a sanitary pan must be available for the cat within the premises. If the cat(s) is prone to scratch furniture owned by Landlord, a scratching post shall be provided by Tenant.
 - c. If the pet(s) is/ are a bird(s), it shall at no time be let out of the cage to roam the premises. Containers for fish shall not exceed ten gallons.
5. It understood that this document contains the full understanding of the parties relative to pet(s) and may not be modified except as may be indicated in the space immediately below.
6. It is understood that if the dog(s) proves to be a nuisance to the other tenants/ neighbors of the building/community, the Tenant will remove the dog(s) from the premises as soon as possible upon notice.

In the event of default by tenant of any of the above terms or representations, tenant agrees to either remove the pet(s) or vacate the premises within three days after receiving written notice of default from Landlord. Failure to comply with such notice within the allotted time shall entitle Landlord to apply the deposit toward any costs of enforcing this agreement and re-renting the premises, including loss of rent. Tenant further agrees to pay such additional legal expense, including reasonable attorney's fees, as may be necessary to enforce any term of this agreement.

IN WITNESS WHEREOF, the parties have set their hands and seals this _____ day of _____, 20__.

LANDLORD/MANAGER

TENANT

By: _____

By: _____