

PET AGREEMENT

Apartment Address: _____

Resident Name(s): _____

This Agreement is entered into on the following terms and conditions which resident agrees to perform and observe during the term of their lease.

1. Resident agrees that only the pet described and named below will occupy the Premises. No additional or different pet is authorized under this agreement.
2. Resident agrees that the pet will be kept inside of the apartment at all times, except when on a leash and accompanied by and under the control of the Resident.
3. Resident agrees not to fence pet in patio or balcony areas in order to contain pet. No pet will be tied, chained or left unattended when outside of the apartment.
4. Resident agrees to dispose of all pet waste properly without damage to grounds or walkways.
5. Resident agrees to seek permission from Management to have visitors with pets. Where permission is granted, Resident assumes full responsibility for visiting pet.
6. Resident is responsible for any injury or damage to a person or property caused by any pet permitted under this Agreement. As a result of associated damages, puppies are not recommended in rental property. Please be advised that Management will check the carpet for the presence of urine during the move-out inspection, and if it is determined that urine has been on the carpet (regardless of neutralizers or sprays) the carpet and pad will be replaced at your expense. Please note that the average cost of carpet and pad replacement is approximately \$1,500.00 (depending upon the square footage of the apartment).
7. Resident agrees that the pet is not of a breed listed on the Neighborhood Properties, Inc. restricted breeds list, nor does the pet resemble or have lineage of a restricted breed. If the pet is found to be of, or resemble a restricted breed in look or behavior, Management reserves the right to revoke permission to have a pet.
8. Resident agrees that the pet has not exhibited aggressive behavior or aggressive tendencies in the past, and that any future or past aggressive behavior of the pet can lead to the revocation of permission to have a pet at the Premises.
9. When maintenance service is requested or scheduled in the apartment, Resident will secure pet to allow entry by our maintenance staff.
10. The permission to have a pet can be revoked at any time if Management determines the presence of a pet to be undesirable. Resident must prevent pet from barking, excessive noise, or disturbance to surrounding neighbors.
11. Resident must provide name, address and telephone number of an emergency contact person to assume immediate responsibility of pet in case of emergency. If no emergency contact exists or if contact does not assume custody of pet, Management will make arrangements to have pet removed by local animal shelter personnel. Resident shall be responsible for expenses connected with the removal of the pet.
12. Resident agrees to pay Landlord the non-refundable Pet Fee in the amount of **\$250.00** upon execution of the Lease Agreement. This fee is not to be construed as applying to any damages resulting from pet.
13. Residents agree to the following limitations per unit: 1 pet in One Bedroom and Efficiency unit, 2 pets in Two Bedroom (one dog limit), 3 pets in Three Bedroom (two dog limit).

Type of pet (Dog, cat, bird, etc.)	Name of pet	Color
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Breed	Age	Weight when mature
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In case of emergency, contact the following person to assume immediately responsibility of pet:

Name	Phone Number	Email
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Resident Signature	Date	Resident Signature	Date
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Managing Agent Representative	Date
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