

## **PET AGREEMENT**

This agreement is made between **Buttermilk, LLC**, hereinafter referred to as the landlord, and '**TENANT (S) NAME**' hereinafter referred to as tenant and is effective upon the date the last signature below is affixed.

Tenant will/currently occupies **UNIT# XXX**.

In response to tenant's request, landlord agrees that tenant may keep **ONLY** the pets discussed on the premises described as follows: Dog, Cat & Fish – permission from management for 'Other'

Pet Name:	Animal Type:	Breed:
Color:	Age:	Weight:
License No.:	City of License:	Vet Records:

### **Landlord's agreement is conditioned upon all the following terms.**

1. Tenant shall pay Landlord additional security deposit in the sum of \$300 per pet (\$100 for each additional pet). Plus pay the additional \$30/month pet fee (\$10 for each additional pet).
2. Pet must be spayed or neutered at the recommended age as per a veterinarian.
3. Pet must be up to date on all required vaccines.
4. Pets must always wear proper identification.
5. Tenant(s) shall not permit the pet outside the rental unit unless restrained by a leash.
6. The pet described above, and only the pet described above may be kept on the premises. This agreement shall not be construed as permitting additional pets, or the replacement of the described pet with another in the event of its transfer, loss, or death.
7. All pet dogs and cats must be housebroken. The pet may not be allowed to urinate or defecate on any unprotected carpet inside the premises. The tenant shall immediately remove and properly dispose of any and all pet waste inside and outside the premises. Any and all urine, fecal matter, or other excretions from the pet shall be cleaned up by the tenant at once. Failure to clean up will impose a minimum \$100 fine.
8. Tenant(s) shall comply with all applicable laws, ordinances, and regulations pertaining to pets and the keeping and care of animals.
9. Tenant(s) shall prevent the pet from becoming an annoyance to, or source of discomfort or complaints from, other tenants of the building or complex, or neighbors.

10. Tenant(s) shall prevent the pet from doing any damage to the rental unit or common areas or other rental units in the building or complex. The tenant is responsible to pay for and repair and damage caused by pets in both the apartment and/or building.
11. Pet shall not be fed or watered directly on any carpeted area in the rental unit. The tenant shall not permit the infestation of the unit by fleas or other vermin caused by the pet.
12. Pet is not allowed in the laundry room or bathrooms
13. Tenant shall be liable to the owner for all damages or expenses arising out of the actions of the pet and shall hold Landlord and his agents and employees harmless from all liability or loss arising out of the actions of the pet.
14. If the Landlord receives any written or verbal complaints from other Tenants in the building concerning the Tenant's failure to follow the conditions described in this Agreement, the Landlord shall investigate the complaint(s) and inform the Tenant, in writing, about the results.
15. In the event Landlord, in their sole discretion, shall determine that it is in the best interest of the community or property to revoke this agreement, they may do so on 30 days' written notice to the tenant to remove the pet. The tenant shall permanently remove the pet from the premises within thirty days in compliance with such notice. The additional deposit posted in connection herewith shall remain a portion of the security deposit to be accounted for according to law upon vacation of the premises by the tenant.
16. After the Tenant vacates the premises, they shall reimburse Landlord for the cost of any necessary de-fleeing, deodorizing, and shampooing of carpet to protect future tenants from health hazards.

This agreement is an addendum to the rental agreement by which the tenant rents the premises described above, and upon execution by all parties shall become a part thereof, as if it had originally been incorporated into the text of the agreement. The breach of any term of this agreement shall be considered a breach of the rental agreement, and subject to all remedies available under state law.

Date:

Tenant's Signature \_\_\_\_\_

Date:

Landlord/Agent's Signature \_\_\_\_\_