



PET AGREEMENT

This agreement is attached to and is part of the Rental Agreement between McCarty Property Investments, and _____ (Lessee).

It becomes effective on _____ (date) for _____ (rental unit address).

Pet deposit shall be \$ _____ Total

\$ _____ Refundable (minus any damages)

\$ _____ Non Refundable

Tenants desire to keep the following described pet

Type: _____

Breed: _____

Name: _____

Weight: _____

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

- 1) Tenants agree that they are solely responsible for the maintenance of the above described pet, and agree to keep their pet under control at all times.
- 2) Tenants agree to keep their pet restrained, but not tethered, when it is outside their dwelling.
- 3) Tenants agree to adhere to local ordinances, including leash and licensing requirements.
- 4) Tenants agree not to leave their pet unattended for unreasonable periods.
- 5) Tenants agree to clean up after their pet and to dispose of their pet's waste properly and quickly.
- 6) Tenants agree not to leave food or water for their pet or any other animal outside their dwelling where it may attract other animals.

7) Tenants agree to keep their pet from being unnecessarily noisy or aggressive and causing any annoyance or discomfort to others and will remedy immediately any complaints made through the Owners or Manager.

8) Tenants agree to provide their pet with an identification tag that the pet will wear at all times while on the premises.

9) Tenants agree not to breed or allow the pet to reproduce, but if this should occur, the pet's offspring will be placed within eight weeks of birth.

10) Tenants agree to **immediately pay for any damage, loss, or expense caused by their pet, and in addition, they will add \$ 100.00 to their security/cleaning deposit, which may be used for cleaning, repairs or delinquent rent when Tenants vacate.** This added deposit, or what remains of it when pet damages have been assessed, **will be returned to Tenants within 30 days** after they have proved that they no longer keep this pet.

11) Tenants agree to pay for pest infestation services resulting from pets allowed in the property by tenant after termination of occupancy

12) Tenants agree that this Agreement applies only to the specific pet described above and that no other pet may be substituted.

13) Tenants agree that the Owners reserve the right to revoke permission to keep the pet should the Tenants break this agreement. Tenants will be given 3 days to remove the pet from the premises.

14) Any animals on the property not registered under this Rental Agreement will be presumed to be strays and will be disposed of according to law, at the option of the Landlord.

15) Tenants agree not to hold Owners responsible in any event where the specific pet has caused harm, damage, etc. to another person(s). Tenant agrees to accept full responsibility and keep owner not liable for any damages or cost associated with any said harm.

Lessor _____

Lessee _____

Lessee _____

Lessee _____

Lessee _____