

Pet Policy Agreement

This Lease agreement is dated _____ between DW Harrison (Landlords) and _____ and _____ (Tenants). The parties agree as follows.

The tenant agrees to abide by pet policies and the landlord agrees to permit tenant to keep the pet(s) described in this agreement in accordance with the pet policies.

Type of Pet _____
Name of Pet _____ Age _____
Deposit \$300 non refundable pet deposit + \$100 refundable if carpets professionally cleaned

Type of Pet _____
Name of Pet _____ Age _____
Deposit _____

Pet must be approved by the landlord. Any pet may be rejected by Landlord for any reason Landlord deems appropriate. Landlord reserves the right to deny a Pet or Pet Agreement due to an animal, breed, or animal mixed with a breed with a history of aggressive behavior.

- \$25 extra a month per pet
- \$100 refundable if carpets are cleaned for all pets plus \$300 pet deposit
- Tenant shall be liable for any damage or injury caused by the pet (s) and shall pay landlord any costs.

PET DAMAGE OF ANY KIND IS NOT CONSIDERED NORMAL WEAR AND TEAR.

- Tenant agrees to indemnify, hold harmless, and defend against liability, judgments, expense, or claims by third parties for injury to a person or damage to property caused by tenant's pet(s).
- Tenant agrees the pet will be allowed out of the premises only under the complete control of a responsible human companion and on a handheld leash or in a pet carrier.
- Tenant will provide adequate and regular food, water, veterinary care and will not leave the pet unattended for any unreasonable periods.
- Tenant agrees to clean up after their pet(s) and to dispose of their pet's waste properly and promptly. (Fines will be given)
- Tenant agrees to keep their pet from being unnecessarily noisy or aggressive and causing an annoyance or discomfort to others and will promptly remedy any complaints made through the Landlord.

Initials _____

- Tenant agrees that, if efforts to contact the tenant are unsuccessful, the landlord or landlord's agent may enter the tenant's apartment if there is reasonable cause to believe an emergency situation exists with respect to the pet (s). If it becomes necessary for the pet to be put out on board, any and all costs incurred will be the responsibility of the tenant.
- Upon move out resident(s) will be required to wash down all walls and baseboards. If not done there will be a \$100 additional cleaning fee withheld from security deposit.
- The Landlord holds the right to terminate this pet agreement at any time at the Landlord's desecration. If the Landlord feels the safety of their self or property is at stake the lease will be terminated immediately. Any deposits will be refunded on a prorated basis.

By signing this agreement, tenant has agreed to the terms and conditions of this agreement

Tenant

Date

Tenant

Date

Co-Signer

Date

Landlord

Date

Initials _____