

# PET AGREEMENT

This Agreement is between B&L Rentals, LLC and \_\_\_\_\_  
Resident(s) for the leased premises located at \_\_\_\_\_.

Owner hereby grants permission to Resident(s), in consideration of the sum of \$200.00, a non-refundable pet charge, to harbor the pet(s) described under the conditions stated below:

Type of Pet: \_\_\_\_\_ Breed: \_\_\_\_\_ Color: \_\_\_\_\_ Declawed: \_\_\_\_\_  
Type of Pet: \_\_\_\_\_ Breed: \_\_\_\_\_ Color: \_\_\_\_\_ Declawed: \_\_\_\_\_

Resident(s) agrees to the following terms and conditions:

1. An additional amount of \$200.00 will be added to the base security deposit and may be refundable. Maximum of two pets allowed, unless otherwise agreed to in writing.
2. Resident(s) agrees to pay an added amount of \$10.00 per month per pet over the base rental amount as stated on the lease agreement.
3. Resident(s) will immediately pay for any damages caused by the pet(s), and pet(s) found to be damaging property shall be removed by the premises by resident(s) within 48 hours of receipt of written notice of the landlord.
4. When the pet is outside of the leased premises, the pet shall be on a leash at all times and is not permitted to roam freely.
5. Pets found unsupervised shall be turned over to the local authorities responsible for policing pets, and resident(s) hold owner/manager harmless of all responsibility in reference to said pet being turned over to local authorities.
6. Resident(s) certifies that the pet(s) has/have had all required shots and registration, is neutered or spayed, and is housebroken.
7. Resident(s) will promptly clean up any and all fecal matter after pet(s) outside or inside. A fine of \$50 can be assessed for any tenant negligence of picking up pet waste.
8. Resident(s) agrees to be fully responsible for any harm or damage to others or to property caused by the pet(s).
9. Pet(s) will not be allowed to create excessive noise and disturb others. Pets found to be causing unreasonable annoyance to others in the community shall, upon written notice from owner/manager, be removed from the premises within 48 hours after said notice.

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10. Resident(s) understands permission is granted only for the above described pet(s). Pets approved shall weigh less than 30 pounds at full growth. No other pets are allowed on the premises, not even for temporary care, without owner/manager's written permission.

11. Resident(s) agrees to keep said pet(s) in a pet carrier or locked in a certain area, when notified that Maintenance, pest control, management, etc. needs to gain entry to premises. If pet(s) is/are not put up, maintenance will not enter and tenants will be charged for the maintenance call.

12. A flea extermination will be completed at the end of the lease agreement along with deodorizing and the charges will be deducted from the Deposit.

It is further understood that the owner reserves the right to revoke permission to keep pets at any time, if any of the above conditions are not kept. Should owner/manager revoke permission, said pet(s) shall be permanently removed from the premises within 48 hours after receipt of written notice from the landlord.

By signing below, all parties understand and agree to this Pet Agreement, which is made part of the lease agreement.

Resident Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

Resident Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

Owner/Management: \_\_\_\_\_ Permission is granted on this Date: \_\_\_\_\_