



PET AGREEMENT

This agreement is made between Pershing Hill Loft's, LLC, hereinafter referred to as landlord, and (name of each tenant who signed original rental agreement), _____ tenant, hereinafter referred to as tenant, and is effective upon the date the last signature below is affixed.

1. Tenant will/currently occupies (full address of rental unit) _____
Unit No. _____ City/ State _____
2. In response to tenant's request, landlord agrees that tenant may keep ONLY one pet on the premises described as follows (precise description of pet):

PET NAME:	ANIMAL TYPE:	BREED:
COLOR:	AGE:	WEIGHT:
LICENSE NO:	CITY OF LICENSE:	REQUIRE SHOTS, INCLUDING RABIES:

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

3. 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.
4. Tenant shall pay "pet rent" in addition to regular rents and security deposit. Pet rent is a minimum of \$25.00 per breed and shall be \$1.00/pound over 25 pounds. This rent amount shall be due each month on the 1st of the month with regular rent. Pet rent amount _____.
5. Tenant shall post forthwith with landlord additional security in the sum of **\$200.** (amount of additional security deposit)
6. Tenant shall comply with all applicable laws, ordinances and regulations pertaining to pets and keeping care of animals.

7. In the event the described pet is a bird, it shall not be permitted outside of its cage. In the event the described pet is a fish or group of fish, the container or aquarium shall not exceed a net loaded weight of 150 pounds, and shall be kept in a safe and secure location.
8. The pet must be neutered or spayed as applicable (cross out and initial if not part of agreement).
9. 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. Tenant shall immediately remove and properly dispose of any and all pet waste inside and outside the premises.
10. Tenant 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. Any and all urine, fecal matter, or other excretions from the pet shall be cleaned up by tenant immediately.
11. Landlord may elect in the future to require "Poo Prints" or other DNA fecal testing of the fecal matter at Landlord's sole election at Tenant's cost.
12. All of the following breeds are restricted and prohibited from the building and property: Pit Bulls, Mastiffs, Rottweilers, Alaskan Malamutes, Siberian Huskies, Doberman Pinschers, Akitas, Terriers, Bulldogs, and any wolf breeds or partial wolf breeds.
13. Tenant shall prevent the pet from doing any damage to the rental unit or common areas or other rental units in the building or complex. Pet shall not be fed or watered directly on any carpeted area in the rental unit. Tenant shall not permit the infestation of the unit by fleas or other vermin caused by the pet. Should pet do damage of any part of the rental unit Tenant shall be solely responsible for restoring unit to its original condition. Should damage exceed security deposit amount Tenant shall be responsible for these repairs and replacement costs as well.
14. Tenant shall not permit the pet outside the rental unit unless restrained by a leash. Pet is not allowed in any storage areas or community room areas.
15. Tenant shall be liable to 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.
16. In the event landlord, in his sole discretion, shall determine that it is in his best interest to revoke this agreement, he may do so on 30 days written notice to tenant to remove the pet. 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 tenant.

- 17. After tenants vacate the premises, they shall reimburse landlord for the cost of any necessary de-fleeing, deodorizing, and shampooing of unit to protect future tenants from possible health hazards.
- 18. Tenant must secure Renter’s Insurance and comply with all terms of Renter’s Insurance Policy including pet provisions.
- 19. 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 deemed a breach of the rental agreement and subject to all remedies available under state law.
- 20. Tenant shall provide Pershing Hill, LLC with a photograph of pet and copies of most current vaccination records from a licensed veterinarian.

DATE: _____

Tenant's Signature

DATE: _____

Tenant's Signature

DATE: _____

Tenant's Signature

DATE: _____

Tenant's Signature

DATE: _____

Tenant's Signature

DATE: _____

Landlord's Signature