

PET AGREEMENT

Dated _____

Tenant(s) _____

Tenant(s) _____

Landlord Tanglewood Properties, LLC

Address of Unit _____

Each approved pet requires a non-refundable annual pet fee of \$250. Annual Pet fee is due the 1st month of the lease and any renewals of the original lease.

This Pet Agreement, upon signing, becomes an Addendum to and a part of the Rental Agreement for the above named premises.

Pet 1		
Name of pet _____	Type of animal _____	
Breed _____	Color _____	
Age _____	Weight _____	Owner _____

Pet 2		
Name of pet _____	Type of animal _____	
Breed _____	Color _____	
Age _____	Weight _____	Owner _____

The Tenant(s) agree to abide by the following Pet Rules:

1. The pet shall not cause damage to the premises, including scratching, chewing, digging, etc.
2. The pet shall not cause any discomfort, annoyance or nuisance to other tenants or neighbors.
3. Dangerous or aggressive pets are not allowed.
4. All dogs and cats must be housebroken.
5. Pets must not be allowed to defecate or urinate inside the premises.
6. All outdoor pet waste must be picked up daily. **Clean-up fees may be charged if tenant neglects to clean up dog feces on a daily basis (particularly when lawn is to be mowed).**
7. Indoor cats must always use a litter box, and the litter box must be cleaned and changed regularly.
8. Birds or other normally caged animals must always be kept in the cage.
9. Residents must not abandon the pet(s) or leave them unattended for extended periods of time.
10. Residents must agree to comply with all local laws and ordinances regarding animals.
11. Dogs must be on a leash when outside the dwelling if requested by fellow tenants..
12. Dogs must not be left unattended outside for long periods of time.
13. Fish tanks may not exceed 29 gallons, and must be in a safe location in the dwelling.

Landlord’s Remedies for Violations:

1. Removal of pet(s) by Tenants: If, in the Landlord’s sole judgment, Tenant(s) or their guests violate any rule of the Pet Agreement, residents shall immediately and permanently remove the pet from the premises upon written notice to do so from the Landlord.
2. Removal of pet(s) by Landlord. If in the Landlord’s sole judgment, Tenant(s) have abandoned the pet(s), left it unattended for any extended period of time without food or water, failed to care for it if it is ill, or left it unattended in violation of the rules herein, the Landlord may, with one day’s prior written notice left in a conspicuous place, and, in accordance with the terms of the Lease pertaining to Landlord entry, enter the dwelling to remove the pet(s) and turn them over to local humane society. Owner shall not be liable for loss, harm, sickness or death of the pet(s), unless due to Landlord’s negligence. Owner has no lien(s) on the pet(s) for any purpose, but Tenant’s shall pay for reasonable care and kenneling if the pet(s) is removed in accordance with this paragraph.
3. If, during the course of the lease, tenant neglects to remove animal waste from the exterior yard on a daily basis, the tenant will be issued a written warning by email or mail. After that, **if daily waste removal continues to be a problem, the tenant will be charged a minimum of \$25 for clean-up by landlord or their agents per occurrence when clean-up is required.**
4. Cleaning and repairs: Tenant(s) shall be jointly and severally liable for the entire amount of all damages caused by the pet(s). If any item cannot be satisfactorily cleaned or repaired, Tenant(s) must pay for replacement of such items.
5. Injuries: Tenant(s) shall be strictly liable for the entire amount of any injury to any person or property caused by a pet(s), and shall indemnify the Owner for all costs of litigation and attorney’s fees resulting from the same.
6. Move-out: After Tenant(s) vacate the premises, they shall reimburse the Owner for the cost of de-fleaing, deodorizing or shampooing where necessary to protect future residents from any health hazards.
7. Other remedies: The Pet Agreement is an Addendum to the Lease Agreement between Landlord and Tenant(s). If any rule or provision of this Pet Agreement is violated, Landlord shall, in addition to the foregoing, have all rights and remedies set forth in the Lease Agreement for violations thereof, including, but not limited to, eviction, damages and attorney’s fees.

By signing below, I/we agree to the pet maintenance practices noted above. We understand that cat litter boxes must be cleaned on a regular basis. We also agree to clean up dog feces outside on a daily basis, and understand that we will be charged a minimum \$25/occurrence if landlord or lawn service is required to clean the yard prior to lawn mowing. On multi-unit buildings, we understand that all outside areas are shared among all tenants in the building, and agree to keep such areas free of dog waste for the enjoyment of all residents in the building.

Tenant _____

Tenant _____

Tanglewood Properties, LLC

Tenant _____

Tenant _____

Tenant _____