##  PET AGREEMENT AND LIABILITY WAIVER

# RESIDENTAL RENTAL CONTRACT

If any of the terms and conditions within this agreement are violated, the landlord shall have the right to terminate this Agreement, and will also have the right to terminate the Residential Rental Contract. At termination of this Agreement, the landlord may require the tenant to immediately remove the pets from the premises. Termination of this Agreement does not waive tenant’s responsibility for any harm or damages caused by tenant’s pet(s).

 **TENANT:** **Number of occupants**: Two(2) people and One(1) small dog **LANDLORD**: Tammy & Chuck Fox

**NAME(S) OF TENANT: BUILDING ADDRESS:**

Tenant agrees to the following terms and conditions:

1. Only the pet(s) listed below are to be kept on the premises.
2. Tenant will take full responsibility for any injuries caused by the pet or to the pet. Tenant agrees to indemnify and hold harmless the Landlords from and against any claims, liabilities, losses, cost or expense arising out of injuries caused by or to the pet.
3. Tenant warrants that the pet(s) have no vicious history or tendencies. Tenant warrants that the pet(s) have no history of causing physical harm or injury to persons, animals, or property. Tenant warrants that the pet(s) are house broken.
4. The Tenant will try to reduce the nuisance noise of the pet out of courtesy toward the other tenants. If the dog has a tendency to bark, the dog will be secured in an area to reduce the noise when the tenant is not home to quiet the dog.
5. The Tenant will not allow the pet(s) to urinate or leave feces on the deck. The wood absorbs the smell and would need to be replaced at the Tenant’s expense.
6. Tenant must be outside with their pet. This will allow tenant to pick up the pet’s feces, while at the same time ensuring that the pet is protected and others are protected from the pet. Tenant agrees to promptly clean up after pet(s). Lack of doing so results in a filthy environment that is not healthy to other tenants of the property or maintenance workers, and it requires additional cleaning of equipment after yard maintenance.
7. There is a one-time Pet Fee of $75 per approved pet, payable at the time the pets enters the home. As noted in the Residential Rental Contract that you have signed, “Pets are NOT permitted without prior written approval by the Owner.” This is a non-refundable fee that covers the additional general wear and tear to the home by the pets, and does not in any way limit the tenant’s responsibility to cover the cost of damages caused by the pets.
8. A fee of $15 per occurrence will be due if feces are left in the yard, or for every occurrence of excessive nose.
9. Tenant agrees not to leave food for pets outside of the dwelling area. Tenant agrees to register, license, and immunize pet(s) in accordance with all local laws and regulation.

Allowed pet(s): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Landlord: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Tenant: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Date

 Tenant: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Date