**PET AGREEMENT**

This Agreement is between \_\_\_\_\_\_\_B&L Rentals, LLC\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(Landlord) and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(Tenant) who leases property at the address known as: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. Landlord hereby grants permission to Tenant to harbor the pet(s) described under the conditions stated below:

Type of Pet:\_\_\_\_\_\_\_\_\_\_\_\_\_Breed:\_\_\_\_\_\_\_\_\_\_\_\_\_Color:\_\_\_\_\_\_\_\_\_\_Declawed:\_\_\_\_\_\_\_\_\_\_

Type of Pet:\_\_\_\_\_\_\_\_\_\_\_\_\_Breed:\_\_\_\_\_\_\_\_\_\_\_\_\_Color:\_\_\_\_\_\_\_\_\_\_Declawed:\_\_\_\_\_\_\_\_\_\_

Tenant agrees to the following terms and conditions:

1. An additional amount of $450.00 (per 1 pet – each additional add $100) is to be paid by Tenant, which is a non-refundable pet fee. Maximum of two pets allowed, unless otherwise agreed to in writing.

2. Tenant agrees to pay an additional amount of $\_\_\_\_\_\_\_ per month per pet over the base rental amount as stated on the lease agreement.

3. Tenant will immediately pay for any damages caused by any pet, and any pet found to be damaging property shall be removed from the premises by Tenant within 48 hours of receipt of written notice of Landlord.

4. When pets are outside of the leased premises, pets shall be on a leash at all times and are not permitted to roam freely unless said premises has a fenced yard.

5. Pets found unsupervised shall be turned over to the local authorities responsible for policing pets, and Tenant shall hold Landlord harmless for all responsibility in reference to said pet being turned over to local authorities.

6. Tenant certifies that the pet(s) has/have had all required shots and registration, is neutered or spayed, treated for fleas, and is housebroken. Verification of flea treatment is required.

Name of VET: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

7. Tenant will promptly clean up any and all fecal matter after pet(s) outside or inside the premises. A fine of $50 can be assessed for any Tenant negligence of picking up pet waste.

8. Tenant 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 Landlord, be removed from the premises within 48 hours after said notice.

Pet Agreement, Con’t.

10. Tenant understands permission is granted only for the above described pet(s). Pets approved shall weigh less than 75 pounds at full growth. **DOGS UNDER 6 MONTHS OF AGE ARE NOT PERMITTED.** No other pets are allowed on the premises, not even for temporary care, without Landlord’s written permission.

11. Tenant agrees to keep said pet(s) in a pet carrier or locked in a certain area or removed from premises, when notified that Maintenance, pest control, Landlord, etc. needs to gain entry to premises. If pet(s) is/are not put up, maintenance will not enter and Tentant will be charged $50 for a maintenance trip charge.

12. If flea extermination is needed to be completed at the end of the lease agreement by Landlord it will be charged against any part of the refundable security deposit of the lease.

13. Tenant shall have carpets professionally cleaned and deodorized at the end of the lease as stated in the lease agreement.

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

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

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

Printed Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_