PET AGREEMENT

IN THE EVENT OF A VIOLATION OF ANY OF THE FOLLOWING TERMS AND CONDITIONS, THE OWNER (ACTING THROUGH THE OWNER'S DULY AUTHORIZED AGENT) SHALL HAVE THE RIGHT TO IMMEDIATELY CANCEL THIS AGREEMENT AND REQUIRE THE PET OWNER/RESIDENT TO IMMEDIATELY REMOVE THE PET FROM THE PREMISES. CANCELLATION OF THIS AGREEMENT WILL NOT IMPLY A WAIVER OF THE RESIDENT'S RESPONSIBILITY FOR ANY DAMAGES.

Resident's Name: _____

Property Address: _____

In consideration of Resident's paying an increased security deposit, Owner agrees to waive the pet restrictions in the lease for the above described premises dated _____ provided the Pet Owner/Resident meets the following terms and conditions:

1. Only the pet(s) listed and described below are authorized to be on the premises during the term of the lease and this pet agreement. The Owner must approve additional or replacement pets and additional deposits may be required.
2. Pet(s) will not cause danger, damage, nuisance, noise, health hazard, or soil the premises, grounds, any common areas that may exist, parking areas, landscaping or gardens. Resident agrees to clean up after the pet(s) and agrees to accept full responsibility and liability for any damage, injury or actions arising from or caused by Resident's pet(s).
3. Resident agrees to register the pet(s) within ten (10) days after the beginning of occupancy in accordance with local laws, ordinances and requirements. Resident agrees to immunize the pet(s) in accordance with local laws, ordinances and requirements.
4. Resident warrants that the pet(s) is (are) housebroken. Resident also warrants that the pet(s) has (have) no history of causing physical harm to persons or property, such as biting, scratching, chewing, etc. and further warrants that the pet(s) has (have) no vicious history or tendencies.
5. Resident agrees to comply with the following rules and requirements:
   Dogs and Cats: Must be controlled at all times. Must be kept on a short leash unless inside a fenced area exclusively reserved for Resident's use. No pet shall ever be tied or chained to any portion of any structure, tree or shrub. Pets left out doors must be kept in a fenced area at all times. Barking will not be tolerated in that it is considered to be a nuisance to other Residents. Proper disposal of cat litter (securely bagged) will be done on a frequent basis. Odors arising from any type of pet litter will not be tolerated.
   Birds: Birds will be properly caged. Seeds and droppings will be shielded or caught to prevent accumulation and/or damage to carpeting/floors.
   Fish: Aquariums will not leak and will be cleaned regularly to prevent foul water and/or odors.
   Reptiles: Reptiles must be kept in aquariums designed for their proper care and containment.

PET DESCRIPTION:

Kind	Type or breed	Color	Name	Age	Weight

THE COSTS TO REPAIR OR REPLACE DAMAGES, WHETHER CAUSED BY PETS OR OTHERWISE, IS NOT LIMITED TO THE TOTAL AMOUNT OF THE SECURITY DEPOSIT. After the Resident vacates the premises, the Owner shall, in accordance with Health Department requirements and for the protection of subsequent residents, have the premises professionally exterminated and the carpets professionally steam cleaned. The costs of these services shall be withheld from the security deposit, in addition to any other lawful deductions.

_____

Resident **Date**

_____

Resident **Date**

PILGRIM MANAGEMENT COMPANY
As Property Manager for Owner

BY _____