

PET AGREEMENT

This agreement is attached to and made a part of the Rental Agreement dated \_\_\_\_\_ between the J&J Reynolds LLC, "Landlord", and \_\_\_\_\_, "Tenant(s)".

Tenants desire to keep the following describes pet(s) \_\_\_\_\_ in the dwelling they occupy under the Rental Agreement referred to above. Because this agreement specifically prohibits keeping pets without the Landlord's permission, Tenants agree to the following terms and conditions in exchange for their permission:

- 1) **Non refundable pet deposit of \$\_\_\_\_\_.**
- 2) Tenants agree to keep their pet under control at all times.
- 3) Tenants agree to keep their pet restrained, but not tethered, when it is outside their dwelling.
- 4) Tenants agree to adhere to local ordinances, including leash and licensing requirements.
- 5) Tenants agree not to leave their pet unattended for unreasonable periods.
- 6) Tenants agree to clean up after their pet and to dispose of their pet's waste properly and quickly.
- 7) Tenants agree not to leave food or water for their pet or any other animal outside their dwelling where it may attract other animals.
- 8) Tenants agree to keep their pet from being unnecessarily noisy or aggressive and causing any annoyance or discomfort to others and will remedy immediately any complaints made through the Landlord or authorities.
- 9) Tenants agree to provide their pet with an identification tag.
- 10) Tenants agree that pet must be spayed or neutered or otherwise not capable of reproducing.
- 11) Tenants shall be liable for any damage or injury whatsoever caused by the pet(s) and shall pay Landlord or Landlords agents or employees immediately, upon demand, for any and all costs incurred by Landlord as a result of damage or injury caused by the pet(s). Tenants agree that the security deposit called for under this agreement may or may not cover these damages and that Tenants shall be responsible for any and all damages in excess of security deposit.
- 12) Tenants agree that this Agreement applies only to the specific pet described above and that no other pet may be substituted.
- 13) Tenants agree that the Landlord reserves the right to revoke permission to keep the pet should the Tenants break this Agreement.
- 14) Tenants agree to indemnify, hold harmless, and defend Landlord and all of Landlords agents and employees against all liability, judgments, expense (including attorneys fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by tenants pet(s).

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

Tenant(s): \_\_\_\_\_ Date: \_\_\_\_\_