



ADDENDUM D
ANIMAL AGREEMENT



Resident's Name _____ Address _____

Owner/Manager agrees to waive the pet restrictions of the rental agreement/lease provided that the Resident agrees to and meets the following terms and conditions:

1. Only the pet(s) listed and described below is (are) authorized under this pet agreement. Additional or other pets must be approved by the owner/manager.
2. Pet(s) will not cause danger, damage, nuisance, noise, health hazard, or soil the apartment/unit, premises, grounds, common areas, walks, parking areas, landscaping or gardens. Resident agrees to clean up after the pet and agrees to accept full responsibility and liability for any damage, injury, or actions arising from or caused by pet(s).
3. Resident agrees to register the pet(s) in accordance with local laws and requirements. Resident agrees to immunize the pet(s) in accordance with local laws and requirements.
4. Resident warrants that the pet(s) is (are) housebroken. Resident 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 observe the following regulations:

Dogs and Cats: Must be controlled at all times. Must be kept on a short leash while in common areas or on the grounds. Barking will not be tolerated if it is considered a nuisance to other tenants. Proper disposal of cat litter (securely bagged) will be required on a regular basis. Odors arising from cat litter will not be tolerated.

Birds: Birds will be property caged. Droppings and droppings will be considered a nuisance and a cumulative annoyance. Damage to carpeting will be considered a nuisance.

Fish: Aquariums will not leak and must be cleaned regularly to prevent foul water and/or odors.

6. In the event of the violation of any of the terms and conditions contained herein, the owner/manager shall have the right to cancel immediately this agreement and to require the resident to immediately remove the pet(s) from the premises. Cancellation of this agreement will not constitute a waiver of the resident's responsibility for any damages.

Other terms: _____

Pet description Type or Breed	Color	Name	Age	Weight
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Fees:

Resident agrees to pay the following non-refundable pet fee: \$ _____

Resident agrees to pay the following pet deposit: \$ _____

Other: \$ _____

Total amount due: \$ _____

IF YOU ARE DISABLED AND HAVE A "SERVICE ANIMAL," YOU HAVE THE RIGHT TO POSSESS SUCH ANIMAL WITHOUT THE PAYMENT OF ANY FEE. YOU ARE, HOWEVER, STILL RESPONSIBLE FOR ANY DAMAGE OR CLEANING ARISING FROM THE ANIMAL'S PRESENCE ON THE PROPERTY. IF YOU CLAIM SUCH A DISABILITY, THE OWNER/MANAGER HAS THE RIGHT TO REQUEST VERIFICATION FROM A HEALTH CARE PROVIDER.

Resident's Signature _____ Date: _____

Owner/Manager's Signature _____ Date: _____