

# ANIMAL AGREEMENT

In consideration of a refundable **\$350.00** per animal fee and \$15.00 a month per animal rent, "Management" has granted "Resident", both parties are described in a Standard Real Estate Lease Agreement (herein after "Lease"), permission to keep the following animal(s) (herein after "Animal" whether singular or plural) at the Property (as described in Lease):

Animal Type: \_\_\_\_\_ Sex: \_\_\_\_\_ Weight: \_\_\_\_\_ Color: \_\_\_\_\_ Name: \_\_\_\_\_

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No animal of any kind, not provided for and described on this Animal Agreement (herein after 'Agreement') shall be allowed without the full written consent of Management. Resident hereby agrees to the following terms and conditions:

- Keep the Animal under control at all times, and, keep the Animal restrained, but not tethered, when it is outside Resident's dwelling.
- Not leave the Animal unattended for any unreasonable periods according to Animal Care & Control.
- Dispose of the Animal's droppings properly and quickly.
- Not leave food or water for the Animal, or any other animal, outside the Property in a way so as to cause vermin.
- Keep Animal from causing any annoyance or discomfort to others and will remedy immediately any complaints by Management.
- Dispose of the Animal's offspring within eight weeks of birth.
- Pay immediately for any damage, loss, or expense caused by the Animal and, in addition. This added deposit, or what remains of it when Animal damages have been assessed, will be returned to Resident within 30 days after Resident proves the Animal is no longer kept on the premises.
- Management reserves the right to revoke permission for Animal to be allowed on Property should Resident violate this agreement or cause any damage to the Property from any approved or unapproved, visiting or permanent, indoor or out door Animal.
- If Management grants additional Animals after the signing of this Agreement additional Animal will incur a \$15.00 charge per Animal to the monthly Lease and the additional Animal charges will be included as part of the monthly rent.
- Resident understands and acknowledges that should any local ordinance or Lease violations that can be attributed directly or indirectly to the Animal will require the Resident to immediately remove Animal involved from property within 7 days after receiving written notice from Management or local governing board.
- All Animal approvals are subject to insurance agent's approval. If Management is charged a higher insurance at any time during the lease as a result of ant Animals Resident will either: (a) permanently remove Animals from property so that insurance rates go at least down to where they were, or, (b) compensate Management in the amount of rate hike.
- Resident agrees to obtain and maintain Renter's Insurance and be fully liable for damages and injuries to Property and/or people which might be caused by animals.
- Pay for the removal of any animals not properly listed and approved is this Animal Agreement.
- Maintain a pest treatment on Animals and perform or pay for pest remediation if any.
- Provide Management with a true and accurate photo of all and any Animals staying at Property, temporary or permanent.
- Resident will prevent and forbid and will not own or keep on the Property any dog that is predominantly any of these breeds:
  - German Shepherd
  - "Husky" Alaskan Malamute
  - Chow
  - Akita
  - Wolf Hybrids
  - American Staffordshire Terrier (Pitt Bull)
  - Rottweiler
  - Presa Canario
  - Shar-pei
  - Wild, exotic, non-domesticated or dangerous animal
  - any dog which has a previous bite history or displays vicious or dangerous tendencies

Management and Resident further agree that Resident is fully responsible for all costs and occurrences of and by Animal, authorized or not, and, Management and owner will not be liable for any damages or losses to person or property caused by Resident's Animal. By signing Resident understands and agrees: