

PARK PLACE APARTMENTS & TOWNHOMES

PET AGREEMENT

Begin Date: November 1, 2017

Rider to Lease dated November 1, 2017

Number of Pets Allowed: 1 - less than or equal to 25 lbs. at maturity

Between **Park Place Apartments**, as the Landlord

and Donna Harris, Resident at #80 Park Place

Pet Type – 1 Cat, 1 Dog – Comfort Pets – Letter on file

Warning: NO Rottweilers, Pit bulls, Dobermans, German Shepherds or any aggressive dogs are allowed to live on, or visit the complex at any time.

It is further understood and agreed, that with reference to the animal on said premises, if the owner or agent deems the pet objectionable for any cause whatsoever, on the following terms and conditions, the animal must be removed:

1. Pet must be registered with the management office. Only domesticated pets will be allowed (dogs, cats, bird or fish)
2. One (1) dog **OR** one (1) cat will be permitted per apartment. The pet may not weigh more than 25 pounds at maturity.
3. Verification by a veterinarian must be presented to the management office that the pet has all its shots current, has been spayed/neutered and had all inoculations.
4. **Resident agrees to compensate for any damages to the property caused by the pet.**
5. The pet shall remain in the resident's apartment at all times, not outdoors. Pet is not permitted to be tied outside anywhere on the grounds.
6. Pets are not permitted in common areas of the complex.
7. Dogs must be on a leash when walking outside the apartment. Dog owners must clean up deposited excrement after walking the dog on the grounds of Park Place. A fine of \$100.00 will be assessed as added rent for failure to clean up after the dog.
8. **A non-refundable processing fee of \$100.00 will be charged for the pet. There will also be a refundable deposit of \$300.00 for a total of \$400.00 This fee must be paid in full prior to the pet's move in.**
9. **There will be a rental charge of \$25.00 added to the monthly rent for the pet. Non-payment of this charge is grounds for this agreement to be revoked.**
10. Animals found with parasites (ticks, fleas, lice) must be taken to a veterinarian.
11. Any infestations to common areas or neighboring apartments will be charged to owner of infested pet.
12. **Should the barking of any animal become a nuisance for other tenants, owner will be required to purchase a bark collar for their pet.**

Resident hereby agrees and assumes full responsibility for personal injury or property damage by the pet, permitted by the lease agreement and hereby agrees to indemnify and hold landlord harmless against any loss, claim or liability whatsoever arising from the privilege of having a pet on the premises. Resident further agrees that if the pet disturbs other tenants or occupants of the building by crying, barking or creating obnoxious odors, notice will be given to have the annoyance stopped, and if continued, the pet must be removed from the premises.

_____ Date _____

_____ Date _____

Denise M. O'Brien _____
Property Manager Date _____