

It is agreed between lessor and lessee that the leesor will allow the lessee to have one (1) pet (small dog, cat, or bird) in the designated premises under the following agreed terms and conditions:

Resident Name \_\_\_\_\_ LS/CH \_\_\_\_\_ Apt# \_\_\_\_\_  
(circle one)

Description of pet \_\_\_\_\_

1) The pet owner must post a pet deposit with the landlord in the amount of **\$400.00**. \$200.00 of this deposit will be refunded in full should no damage to either the apartment or its furnishings result from keeping the pet. The pet owner will pay any cost of repairing damages exceeding the amount of the deposit immediately. Should the cost of repair to damaged property be less than the posted deposit, the landlord will refund the remainder in the same manner as the regular deposit. Repair of damages to property will be considered restoration to original new condition. **The other \$200.00 is a non-refundable fee.**

2) No more than one dog or cat may be kept in any apartment.

3) No pets larger than 14" high, or 25 pounds at maturity may be kept in any apartment.

4) No animals or reptiles other than cats, dogs, or birds are permitted, including but not limited to, snakes, turtles, hamsters, gerbils, monkeys, kinkajous, iguanas, or lizards.

5) **PETS MUST NOT BE ALLOWED TO RUN LOSE, BE TIED OUT, OR KEPT ON THE PATIO/BALCONY. PETS MUST BE ON A LEASH AT ALL TIMES, AND BIRDS MUST BE CAGED AT ALL TIMES.**

6) Walk your animals in designated areas (perimeter of property). If your pet leaves droppings in other area, you will be expected to immediately clean them up or face fines.

7) **NO PETS ARE ALLOWED IN THE POOL OR THE POOL AREA. THIS WILL RESULT IN A \$200.00 FINE.**

8) It is further understood and agreed that the lessee agrees to put the pet out for board the balance of the lease should it be necessary because of any noises, barking, damages to the apartment, or any complaint from any other tenants regarding nuisance caused by the pet, at the landlord's discretion.

9) MAINTENANCE REQUEST & YOUR PET: It is your responsibility to inform management of your pet each time a request for service is made. You will be responsible to isolate the pet during the time maintenance is to be done. We will not be responsible for a pet that gets loose. In addition, you will be held responsible for any harm your pet causes our maintenance crew.

I have read and agree to all of the above:

\_\_\_\_\_  
Lessee

\_\_\_\_\_  
Lessee

\_\_\_\_\_  
Lessee

\_\_\_\_\_  
Lessee

Management signature \_\_\_\_\_ approval date \_\_\_\_\_

Fee Paid \$ \_\_\_\_\_ CK#/M.O./C.C# \_\_\_\_\_