

PET LEASE AGREEMENT

This agreement is an integral part of the Management Agreement dated _____ between Blue Pine Property Management and

located at _____.

This agreement grants permission to the tenants in the above premises to keep the below named pet(s), subject to the following:

1. This permission extends only to the specifically named pet(s):

Pet #1

Name: _____ Type: _____
Breed: _____ Color(s): _____
Sex: Male Female Spayed/Neutered: Yes No
Weight: _____ Age: _____
Pet License #: _____

Pet #2

Name: _____ Type: _____
Breed: _____ Color(s): _____
Sex: Male Female Spayed/Neutered: Yes No
Weight: _____ Age: _____
Pet License #: _____

Pet #3

Name: _____ Type: _____
Breed: _____ Color(s): _____
Sex: Male Female Spayed/Neutered: Yes No
Weight: _____ Age: _____
Pet License #: _____

NO PETS YOUNGER THAN ONE YEAR OF AGE WILL BE ALLOWED AT THE PREMISES. ALL PETS MUST BE SPAYED/NEUTERED.

2. Tenant agrees that the manager has the right to demand removal of a pet permanently from the premises, if the pet becomes a nuisance, causes repeated disturbances, or causes damage to the premises. Refusal to comply shall cause a termination of the Rental Agreement and immediate eviction.

Examples of such behavior include:

- a. Injury or damage caused by unruly behavior.

- b. Pets that make noise continuously and/or incessantly to the disturbance of the neighbors.
 - c. Pets that relieve themselves inside the dwelling.
 - d. Pets that exhibit aggressive or vicious behavior.
 - e. Pets that are conspicuously unclean or parasite infested.
3. No additional pets of any kind are authorized under this agreement, even temporarily. No other pets shall be allowed on the premises unless written permission is received from the manager. Pets of guests are not allowed inside the premises. Tenant will incur a \$50 fine if any animal is found on the premises without prior written consent from management.
4. Tenant agrees to adhere to the following rules regarding care of pet(s):
- A. Tenant agrees that the pet(s) named and described above will always be attended while outside the unit.
 - B. Tenant agrees to promptly clean up after their pet(s) and discard securely bagged droppings in the appropriate trash receptacle on a daily basis.
 - C. Tenant agrees that the pet(s) named and described above are "house broken." Cats must be litter box trained.
 - D. No pet(s) may be kept, bred, or maintained for any commercial purpose.
 - E. Tenant agrees that their pet(s) will not be left unattended for any unreasonable length of time.
 - F. Tenant shall take precautions to eliminate pet odor within the unit.
 - G. Tenant shall provide adequate and regular veterinary care of pet(s).
 - H. Tenant agrees not to breach any type of health or safety codes, or any other laws by having the pet.
5. **A picture of the above named pet(s) is to be submitted within 7 days of the signing of this agreement.** Failure to comply shall constitute a breach of this agreement and gives the manager the right to terminate this agreement.
6. Manager shall not be liable for any damages to person or property caused by the pet(s) and Tenant agrees to hold Manager harmless from such liability. Tenants who own pets shall be liable for the entire amount of all damages caused by their pet and all cleaning and deodorizing required because of pets. Tenants shall be strictly liable for the entire amount of any injury to persons or property caused by their pet. Pet liability insurance can be obtained through most insurance companies and can be included in renter's policies.

Tenant is responsible for any and all damages caused by the pet and agrees to reimburse Manager for all such damage. Tenant also understands that any damage to the landscaping or lawn will be the responsibility of the tenant.

7. Tenant agrees to accept financial responsibility for the entire amount of any damages or injury to persons or property which may occur because of pet(s). The tenant shall receive

a copy of the pet lease agreement and agree to comply with its terms. Violation of any rule may be grounds for termination.

8. Tenant understands that the manager may be delayed in assisting the tenant in an emergency situation should the tenant's pet prohibit entry into the dwelling or otherwise indicate aggressive behavior. Emergency persons would be called to resolve the situation at the tenant's expense. The tenant will not hold the manager responsible for personal damages or other problems resulting from such a delay.
9. Notwithstanding any other provision herein, people with visual, hearing, and physical disabilities may keep certified guide dogs or service animals in the dwelling unit. Nothing herein shall hinder full access to the premises and/or common areas by persons with disabilities.

10. Payment information is listed below:

\$35 Fee to Add or Remove Pet from Lease

Small dogs and cats: \$200 additional deposit & \$25 extra per month per pet.

Medium dogs (25-45lbs): \$250 additional deposit & \$35 extra per month per pet.

Large Dogs (over 45lbs): \$300 additional deposit & \$45 extra per month per pet.

Pet Rent for Pet #1 \$ _____

Pet Rent for Pet #2 \$ _____

Pet Rent for Pet #3 \$ _____

Total Monthly Pet Rent: \$ _____

Total Monthly Rent: \$ _____

Additional Deposit for Pet #1 \$ _____

Additional Deposit for Pet #2 \$ _____

Additional Deposit for Pet #3 \$ _____

Total Additional Deposit: \$ _____

Total Deposit Held: \$ _____

MANAGER: _____ DATE: _____

TENANT: _____ DATE: _____

TENANT: _____ DATE: _____

TENANT: _____ DATE: _____