

PET AGREEMENT

entered into on August 22, 2023 by and between

S & K Apartments LLC (Landlord)
and
[tenants]

renting the premises described as:

Landlord and Residents agree that the Residents are hereby permitted to have the following described Pet, subject to the following terms and conditions of this Pet Agreement:

A. Description of Pet

Name of Pet: _____ Type of animal: _____

Breed: _____ Color: _____ Age: _____ Weight: _____

City of license: _____ License #: _____

B. Rules and Conditions

- 1.** No other animal (including offspring) shall be permitted on the Premises at any time, even temporarily, without the Landlord's prior written consent.
- 2.** The Pet may not cause any damage to the premises, nor cause any discomfort, annoyance, or nuisance to any other resident.
- 3.** Pet waste on the surrounding property shall be immediately removed and properly disposed of.
- 4.** The Pet shall not be permitted in the area immediately behind another tenant's apartment without permission from that tenant.
- 5.** The Pet may not be fed or given water or allowed to urinate or defecate on any unprotected carpet or flooring inside the dwelling unit.
- 6.** The Pet may not be abandoned, left for any extended period without food or water, or left without care if it is sick.
- 7.** Pet owners will comply with all applicable government laws and regulations.

C. Landlord's remedies for violations

1 - Removal of Pet by Residents. If, in the Landlord's sole judgment, any rule or provision of this Pet Agreement is violated by Residents or their guests, Residents shall immediately and permanently remove the Pet from the premises upon written notice from Landlord.

2 - Removal of Pet by Landlord. If, in the Landlord's sole judgment, Residents have abandoned the Pet, left it for an extended period without food or water, failed to care for it when sick, or left it unattended in violation of the rules herein, then Landlord may, upon one day's prior written notice, left In a conspicuous place, and in accordance with the terms of the Lease, enter the Premises to remove the Pet, and turn the Pet over to a humane society or local authority. Landlord shall not be liable for loss, harm, sickness, or death of the Pet. Landlord has no lien on the Pet for any purposes, but Residents shall pay reasonable care and kenneling charges if the Pet is removed in accordance with this paragraph.

3 - Cleaning and repairs. Residents shall be jointly and severally liable for the entire amount of all damages caused by the Pet. If any item cannot be satisfactorily cleaned or repaired, Residents must pay for the replacement of such item.

4 - Injuries. Residents shall be strictly liable for the entire amount of any injury to any person or property caused by the Pet, and shall indemnify Landlord for all costs of litigation and attorney's fees resulting from same.

5 - Move-out. After Residents vacate the Premises, they shall reimburse Landlord for the cost of fumigation, deodorizing, and shampooing necessary to protect future residents from possible health hazards.

6 - Other. This Pet Agreement is an Addendum to the Lease Agreement between Landlord and Residents. Monthly rent for a pet dog is \$15 and for a pet cat is \$10. Landlord shall, in addition to the foregoing, have all rights and remedies set forth in the Lease Agreement for violations of any provision of this Pet Agreement.

Tenant: _____ Date: _____

Tenant: _____ Date: _____

Landlord: _____ Date: _____

Signature below acknowledges the receipt of three hundred dollars (\$300.00) as collateral security, which may be applied toward any expenses incurred by the Landlord because of a violation by the tenant of this Pet Agreement or of the Lease Agreement with the remainder to be refunded to the tenant upon expiration of the tenancy.

LANDLORD SIGNATURE

DATE