

Delbert & Janet Wilks

Date _____

Pet Agreement

(Addendum to Lease Agreement)

Address _____

This agreement is attached to and forms a part of the Lease Agreement leasing period _____ thru _____ between Delbert & Janet Wilks as WilksApts, Owners, and _____, Tenants.

Tenants desire to keep a pet named _____ and described as _____ in the dwelling they occupy under the Lease Agreement referred to above. Because this agreement specifically prohibits keeping pets without the Owners' permission, Tenants agree to the following terms and conditions in exchange for this permission.

1. Tenants agree to keep their pet **under control** at all times.
2. Tenants agree to keep their pet **restrained, but not tethered**, when it is outside their dwelling.
3. Tenants agree to adhere to local ordinances, including **leash and licensing (documentation shall be provided to the Landlord) requirements**.
4. Tenants agree not to leave their pet **unattended** for any unreasonable periods.
5. Tenants agree to clean up after their pet and to **dispose** of their **waste properly and quickly**.
6. Tenants agree not to leave food and/or water for their pet or any other animal outside their dwelling where it will attract other animals.
7. Tenants agree to keep their pets from being **unnecessarily noisy or aggressive** and causing any annoyance or discomfort to others and will remedy immediately any complaints made through the Owners.
8. Tenants agree to provide their pet with regular health care, to include **inoculations** as recommended by your health care provider and **flea** treatment control.
9. Tenants agree to provide their pet with an **identification tag**.
10. Tenants agree to get rid of their pet's offspring within eight weeks of birth.
11. Tenants agree to **pay immediately for any damage, loss or expense** caused by their pet, and in addition, they will add the equivalent of **"One Half" of one month's rent** to their security/cleaning deposit, any of which may be used for cleaning, repairs or delinquent rent when Tenants vacate. This added deposit, or what remains of it when pet damages have been assessed, will be returned to the Tenants within 30 (thirty) days after they have proved that they no longer keep this pet.
12. Tenants agree that this Agreement applies only to the specific pet described above, pet weight not exceeding **35 lbs.** and that **no other pet may be substituted**.
13. Tenants agree to furnish Owners with a **photo of their pet**.
14. All **Dogs** must be confined **"Kennel Trained"** when owner is absent from apartment.
15. Tenants agree that Owners reserve the right to revoke permission to keep the pet should the Tenants break this agreement.

Landlord _____ Pet Deposit Amount \$ _____

Tenant _____ Tenant _____

Tenant _____ Tenant _____