



PET AGREEMENT (ADVANCED)

This **Pet Agreement** (“Agreement”) is made and entered into on this ___ day of _____, **20**, by and between:

Landlord/Property Manager: _____

Address: _____

Phone: _____

Email: _____

Tenant(s): _____

Rental Property Address: _____

This Agreement is an addendum to the Residential Lease Agreement dated _____, **20**, between the parties for the property described above. It outlines the terms and conditions for keeping pets on the premises.

APPROVED PET(S)	
TYPE OF PET(S)	
BREED(S)	
WEIGHTS)	
NUMBER OF PETS ALLOWED	
PET'S NAME(S)	

Only the above-described pet(s) is/are permitted on the property.

PET FEES AND DEPOSITS	
PET SECURITY DEPOSIT (REFUNDABLE UPON SATISFACTORY MOVE-OUT INSPECTION)	
PET FEE(S) (NON-REFUNDABLE)	
MONTHLY PAY RENT (IF APPLICABLE)	

Tenant Responsibilities

- **Care and Maintenance:** Tenant must ensure the pet is well-cared for and does not create nuisances, such as excessive noise or property damage.
- **Waste Disposal:** Tenant is responsible for promptly removing and properly disposing of all pet waste.
- **Supervision:** Pets must be supervised and leashed in common areas. Pets are not allowed to roam freely outside designated areas.
- **Vaccination and Health:** Tenant must keep pets current on vaccinations and provide proof upon request.

Property Protection

- **Pet Damage:** Tenant is financially responsible for any damage caused by the pet, including scratches, stains, or odors. Repair costs may be deducted from the deposit.
- **Restricted Areas:** Pets are not permitted in restricted areas, such as shared facilities or landscaped areas.

Prohibited Pets

Aggressive breeds or exotic animals are not allowed. Prohibited pets include (list breeds or species, if applicable): _____.

Violations and Remedies

Unauthorized pets or failure to comply with this Agreement constitutes a lease violation and may result in penalties, including fines, removal of the pet, or eviction.

Indemnification

Tenant agrees to indemnify and hold the landlord harmless from any liability, claims, or damages caused by the pet, including injuries to third parties.

Additional Terms

Any additional terms related to pets:

1. _____.
2. _____.
3. _____.

Acknowledgment and Signatures

By signing this Agreement, the Tenant agrees to the terms and conditions outlined above.

Landlord/Property Manager Signature: _____ **Date:** _____

Tenant Signature(s): _____ **Date:** _____

This **Pet Agreement** ensures transparency and minimizes misunderstandings, protecting both the landlord's property and the tenant's right to keep pets responsibly.