



Pet Agreement

Dated _____

(Addendum "A" to Rental Agreement)

This agreement is attached to and forms a part of the Rental Agreement dated _____ by and between **Wilson Residential Properties, LLC**, Lessor, and _____, Lessee(s). Lessee(s) desire to keep a pet named _____ and described as _____ in the dwelling they occupy under the Rental Agreement referred to above, and because this Agreement specifically prohibits keeping pets without the Owners' permission, Lessee(s) agree to the following terms and conditions in exchange for this permission:

- 1) Lessee(s) agree to keep their pet under control at all times.
- 2) Lessee(s) agree to keep their pet restrained, but not tethered, when it is outside their dwelling.
- 3) Lessee(s) agree to adhere to local ordinances, including leash and licensing requirements.
- 4) Lessee(s) agree not to leave their pet unattended for any unreasonable periods.
- 5) Lessee(s) agree to clean up after their pet and to dispose of their pet's waste properly and quickly.
- 6) Lessee(s) agree not to leave food or water for their pet or any other animal outside their dwelling where it will attract other animals.
- 7) Lessee(s) agree to keep their pet from being unnecessarily noisy or aggressive and causing any annoyance or discomfort to others and will remedy immediately any complaints made through the Owners or Manager.
- 8) Lessee(s) agree to provide their pet with regular health care, to include inoculations as recommended.
- 9) Lessee(s) agree to provide their pet with an identification tag.
- 10) Lessee(s) agree to get rid of their pet's offspring within eight weeks of birth.
- 11) Lessee(s) agree to pay immediately for any damage, loss, or expense caused by their pet, and in addition, they will add \$300.00 to their security/cleaning deposit, any of which may be used for cleaning, repairs, or delinquent rent when Lessee(s) vacate. This added deposit, or what remains of it when pet damages have been assessed, will be returned to Lessee(s) within _____ days after they have proved that they no longer keep this pet.
- 12) Lessee(s) agree that this Agreement applies only to the specific pet(s) described above and that no other pet(s) may be substituted.
- 13) Lessee(s) agree to furnish Owners with a picture of their pet.
- 14) Lessee(s) agree that failure to comply with the terms of this addendum shall give the owner the right to revoke permission to keep the pet and is also grounds for immediate termination of the rental agreement and the resident shall be liable for any damages caused by the pet and the deposit shall be applied to said damages.
- 15) Lessee(s) understands that Lessor or Lessor's agent may from time to time inspect the premises per paragraph 17 of the lease agreement. Lessee is responsible to immediately effect repair/replacement of deficiencies and or damage noted as a result of premises inspection.

Owner/Agent _____ Lessee(s) _____

By _____ Lessee(s) _____