

## First Site Pet Agreement

Please include a photo of the pet.

This agreement is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by and between First Site and \_\_\_\_\_ of, the premises located at \_\_\_\_\_ Apartment # \_\_\_\_\_. In consideration of their mutual promises, Owner and Resident agree as follows:

- A. Resident agrees to pay First Site a pet fee of **\$350.00 per pet, limit 2. The pet fee is Automatically Non-Refundable.** Any repairs to the apartment due to damage by the pet will be deducted from the refundable security deposit amount. The non-refundable amount is a fee for the privilege of having a pet in the apartment. The pet cannot be more than 35lbs at full growth.
- B. DESCRIPTION OF PET. The lease covering the premises provides that no pets are permitted on or about the premises without Owner's prior written consent. Residents are hereby permitted to have only their follow described pet, subject to the terms and conditions of this Pet Agreement.

### C. PHOTO OF PET

Name of Pet \_\_\_\_\_ Type of Animal \_\_\_\_\_

Breed \_\_\_\_\_ Age \_\_\_\_\_ Color \_\_\_\_\_ Weight \_\_\_\_\_

License # \_\_\_\_\_ Date of last rabies shot \_\_\_\_\_

City of license \_\_\_\_\_ Name of Pet Owner \_\_\_\_\_

No other animals (including any offspring) shall be permitted by Residents in the premises at any time.

### D. PET RULES. Resident agrees to abide by the following rules:

- a. NUISANCE. The pet may not cause any damage to the Premises, or to the grounds or Premises of the Owner. Nor may the Pet cause any discomfort, annoyance, or nuisance to any other resident. Tenant agrees to keep the pet under control at all times and to remedy immediately any complaints made through the management.
- b. SANITARY PROBLEMS. All cats must be housebroken. The Pet may not be fed or given water, or allowed to urinate or defecate, on any unprotected carpet inside the dwelling unit. Resident shall immediately remove and properly dispose of all Pet waste on the grounds. No food or water for the pet, or any other animal, may be left outside the dwelling.
- c. PROHIBITED AREAS. The Pet shall not be allowed in the laundry room or any other common area rooms at any time.
- d. ABANDONMENT. Residents may not abandon the Pet, leave it for any extended period without food or water, or fail to care for it if it is sick.
- e. COMPLIANCE WITH LAWS. Residents agree to comply with all applicable governmental laws and regulations.

- f. **SPECIFIC TYPES OF PETS.** The following rules apply to specific types of pets:  
CATS-Residents must provide and maintain an appropriate litter box.  
BIRDS-Birds must remain in cages at all times.
- g. **ADDITIONAL RULES.** Owner may, from time to time, upon written notice to Residents, make reasonable changes or additions to the pet rules set forth in paragraph (b) above. Resident agrees to keep the pet restrained, but not tethered, when it is outside the Resident's dwelling.

**E. OWNER'S REMEDIES FOR VIOLATIONS.**

- a. **REMOVAL OF PET BY RESIDENT.** If, in Owner'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 Owner.
- b. **REMOVAL OF PET BY OWNER.** If, in Owner's sole judgment, Residents have abandoned the pet, left it for any extended period without food or water, failed to care for it if it is sick, or let it unattended in violation of the rules herein, then the Owner may, upon one days prior written notice left in a conspicuous place, and in accordance with the terms of the Lease dealing with entry of the Premises, enter the dwelling unit to remove the Pet, and turn the Pet over to the Humane Society of local authority. Owner shall not be liable for loss, harm, sickness, or death of Pet unless due to Owner's negligence. Owner has no lien on the Pet for any purpose, but Residents shall pay for reasonable care and kenneling charges if Pet is removed in accordance with this paragraph.
- c. **CLEANING AND REPAIRS.** Residents shall be jointly and severally liable for the entire amount of all damages caused by the Pet. If any cannot be satisfactorily cleaned or repaired, Residents must pay for complete replacement of such item.
- d. **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 Owner for all costs of litigation and attorney's fees resulting from same.
- e. **MOVE-OUT.** After Residents vacate the Premises, they shall reimburse Owner for the cost of de-fleaing, deodorizing, and shampooing necessary to protect future residents from possible health hazards.
- f. **OTHER REMEDIES.** This Pet Agreement is an Addendum to the Lease between Owner and Residents. If any rule or provision of this Pet Agreement is violated, Owner shall, in addition to the foregoing, have all rights and remedies set forth in the Lease for violations thereof, including but not limited to eviction, damages, and attorney's fees.

Agent for Owner \_\_\_\_\_

Residents \_\_\_\_\_