

PET AGREEMENT

This Pet Agreement is entered into this ____ day of _____. 20____, by and Between Spring Creek Apartments and _____(Residents), residing in the Premises located at _____.

Landlord agrees to waive the "No Pets" rule provided the following conditions are met:

A. Description of Pet: The Lease covering the Premises provides that no pets are permitted on or about the Premises without Landlord's prior written consent. Residents are hereby permitted to have only the following described Pet, subject to the terms and conditions of this Pet Agreement:

Name of Pet: _____ Type of animal: _____

Breed: _____ Color / Markings: _____

Age: _____ Weight: _____ License or Tag # _____

B. Residents agree to abide by following rules:

- ____ 1. Tenant(s) may not abandon the Pet, leave it for any extended period without food or (Init.) water, or fail to care for it if it is sick.
- ____ 2. The Pet must be kept in the apartment, on a leash or carried at all times. The Pet will (Init.) not be allowed to run loose on the grounds or other common areas.
- ____ 3. The Pet will not be allowed to soil gardens, shrubbery, plants, walls or rugs in or out of (Init.) the apartment. Tenant shall pick up and properly dispose of all excrement immediately.
- ____ 4. The Pet shall not make excessive noise or annoy other occupants of the building. (Init.)
- ____ 5. The Tenant(s) shall be responsible and pay promptly for all damage caused by the pet to (Init.) the apartment or its contents, to any person or persons and their property and to the common areas, buildings, plants and other improvements on the property.
- ____ 6. The Tenant(s) shall pay for carpet replacement due to urine odour or urine stains caused (Init.) by the Pet.
- ____ 7. The Tenant shall pay for deodorizing, sealing and/or painting wall and floor surfaces (Init.) due to urine odour or urine stains caused by the Pet.
- ____ 8. The Tenant(s) shall pay a **non-refundable** "Pet Fee" in the amount of \$500 per pet (Init.) (max. 2 pets), prior to taking occupancy. **This fee is to allow the pet to move in only.**
- ____ 9. The Tenant(s) shall pay the cost of flea exterminations due to flea infestations. (Init.)
- ____ 10. The Tenant(s) shall remove the Pet permanently from the property on THREE (3) days (Init.) notice from Landlord.
- ____ 11. The Tenant(s) agrees that Violation of this agreement may result in eviction. (Init.)
- ____ 12. The Tenant(s) shall be responsible for replacing the carpet and underlay and cleaning (Init.) and sealing the floor at the end of the tenancy.
- ____ 13. Permission to keep a pet is restricted to the particular pet described above (the 'Pet') (Init.) and does not extend to any other animal.

I agree to adhere to all the above conditions:

Tenant: _____ Tenant: _____

Manager: _____