

PERINGTON-MILLER & COMPANY

Pet Agreement

Addendum to Lease between Perington-Miller & Co., Agent for Owner, hereinafter called Landlord, and _____, Hereinafter called Tenant, as follows:

1. Pet is described as:

Type of Animal _____ Breed _____ Age _____
Color & Markings _____
_____ Name _____
Approximate Size _____ M ___ F ___ Weight _____

2. Said pet must be properly licensed and inoculated for rabies and any other recommended treatments concerning the safety of other animals and persons.

3. Permission to keep the pet on said premises is restricted to the particular pet described above and does not extend to any other animal.

4. Pet must be kept within the Tenant's demised premises and/or yard. Anytime pet is outside the premises or fenced yard, it must be either carried or leashed.

5. Tenant agrees the pet will not be allowed to disturb neighbors or damage any property. If, in the judgment of Landlord, the pet does so, Tenant agrees, on ten (10) days written notice, to remove said pet from the demised premises occupied by Tenant permanently. Tenant further agrees to promptly pay for damages done to the premises and property contained therein, and to hold Landlord harmless from any claim by reason of said pet being on the premises. Tenant is held responsible for the action of their pet at all times.

6. Tenant agrees to pay \$ _____ pet deposit, of which _____ is non-refundable, due prior to taking occupancy or obtaining a pet. This pet deposit does not limit the Tenant's liability, and in the event maintenance in excess of the stated deposit amount is required, Tenant agrees to pay any and all cost exceeding the amount of the pet deposit. Additionally, such additional costs shall include, but are not limited to, replacement costs installed, less depreciation, of carpets, padding, draped, woodwork, screens, doors, and landscaping of property caused by pet. Tenant is solely responsible for inspecting the demised premises prior to taking occupancy in order to report any pre-existing damages.

7. Tenant agrees to pay an additional \$ _____ per month rent for said pet. Rent will be reduced by above amount on the following month should Tenant cease to have a pet on the premises with written notice to approved inspection by Landlord, of the property.

I have read, understand, and agree to comply with the covenants of the above Pet Agreement.

Dated this ____ day of _____, 20____

Tenant: _____

Tenant: _____

By: _____
(Agent for Owner)