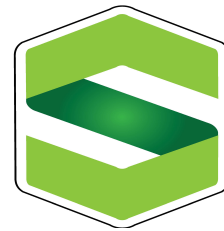


# SMARTDIGS

## PROPERTY MANAGEMENT



This agreement is attached to and forms a part of the Rental Agreement dated \_\_\_\_\_, between \_\_\_\_\_ Owners, and \_\_\_\_\_, Residents.

Residents desire to keep a pet named \_\_\_\_\_ and described as \_\_\_\_\_ in the dwelling they occupy under the Rental Agreement referred to above. Because this agreement specifically prohibits keeping pets without the Owners' permission, Residents agree to the following terms and conditions in exchange for their permission:

- 1) Residents agree to keep their pet under control at all times.
- 2) Residents agree to keep their pet restrained, but not tethered, when it is outside their dwelling.
- 3) Residents agree to adhere to local ordinances, including leash and licensing requirements.
- 4) Residents agree not to leave their pet unattended for any unreasonable periods.
- 5) Residents agree to clean up after their pet and to dispose of their pet's waste properly and quickly.
- 6) Residents agree not to leave food or water for their pet or any other animal outside their dwelling where it may attract other animals.
- 7) Residents 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) Residents agree to provide their pet with regular health care including inoculations as recommended and to provide adequate flea and tick control. Residents are responsible to pay for extermination of insects caused by their pet.
- 9) Residents agree to provide their pet with an identification tag.
- 10) Residents agree to get rid of their pet's offspring within eight weeks of birth.
- 11) Residents agree to pay immediately for any damage, loss, or expense caused by their pet. Owners reserve the right to inspect for pet damage on a periodic basis.
- 12) Residents agree to add, for each pet, \$100.00 fee paid in advance and \$200.00 as additional security deposit. The additional security deposit shall become part of and be treated the same as the security deposit otherwise tendered as security under Section 3 of the Lease and the "Lease Addendum-Security Deposit."
- 13) Residents agree to pay a \$25.00 monthly fee per dog and/or \$15.00 per cat due at the 1<sup>st</sup> of each month. Any fecal matter, urine, or pet waste requiring removal and/or damage remediation in the common area or surrounding grounds will bear a service charge of One Hundred Dollars (\$100.00) plus the cost of any repairs due and payable by the Lessee.
- 14) Residents agree that this Agreement applies only to the specific pet described above and that no other pet may be added or substituted without the express written permission of Owners.
- 15) Residents agree to furnish the Owners with a picture of each pet, if requested.
- 16) Residents agree that the Owners reserve the right to revoke permission to keep the pet should the Residents break this agreement.
- 17) Residents agree to keep pet in a suitable cage or kennel when pet is left unattended.
- 18) No pet-sitting is allowed in any situation without prior written consent of Owner or Manager.

Tenant: \_\_\_\_\_

Tenant: \_\_\_\_\_

Tenant: \_\_\_\_\_

Tenant: \_\_\_\_\_

Owner: \_\_\_\_\_

Date: \_\_\_\_\_

Pet Deposit Paid: \_\_\_\_\_

Date: \_\_\_\_\_