**ANIMAL AGREEMENT**

WHEREAS, the Tenant desires to keep a certain animal described below on the said premises and the Residential Rental Agreement specifically prohibits allowing animals on the premises; the Residential Rental Agreement is hereby amended to grant such permission to the Tenant. In exchange for this permission, the Resident agrees as follows:

1. To pay a $ refundable animal deposit.
2. To pay an additional $ .00 per month for the one (1) animal, which is/not included in the rent amount due for the month.
3. To keep the animal from causing any annoyance or discomfort to others and to immediately remedy any complaints concerning the animal.
4. To keep the animal from damaging any property belonging to the Landlord/Owner or others.
5. To immediately pay for any injury, damage, loss, or expense caused by the animal (In this regard, it is expressly understood that at no time shall the Tenant apply any part of the Deposit towards such amounts due, but rather, the Tenant shall make restitution immediately and separately from the Deposit.
6. To keep the animal's under control at all times.
7. Not to leave the animal unattended for any unreasonable periods.
8. To hold the Landlord/Owner harmless from all liability arising from the Tenant’s ownership or keeping of the animal's, including but not limited to any liability resulting from the Landlord/Owner turning said animal's over to local animal policing authorities should the animal be found unsupervised.
9. To dispose of the animal's droppings properly and quickly.
10. To provide to the Landlord/Owner a picture of the named animal.
11. To insure that animal will wear the appropriate Local Animal License, a valid Rabies Tag and tag bearing the owner’s name and phone number. All licenses, tags and vaccinations must be kept current with evidence thereof immediately upon request.
12. Tenant agrees to control flea infestation and will exterminate if necessary, and upon demand, in any and all areas affected with full cost to be paid by Tenant.
13. Tenant agrees that Landlord/Owner will not be responsible for the injury, harm, or death of the animal, and agrees to hold Landlord/Owner harmless for any damages suffered as a result of any harm caused on the animal or by the animal upon another person, guest or employee. Tenant shall be responsible for the entire amount of all damages caused by the animal as well as the entire amount of any injury to individuals or property. Tenant is required to maintain renters insurance and is encouraged to obtain an Animal Liability Policy that can be added as a rider to most renter insurance policies.
14. Animal shall not create any conflict or disturbance with others and will not threaten any physical harm to anyone.
15. Permission to keep or maintain an animal is granted at management’s sole discretion.
16. Tenant agrees to submit a DNA sample from the animal for identification purposes.

The permission granted herein shall be limited to certain animal named and described as follows:

Type of Animal Breed: Color: ­­ Picture provided: \_\_\_ Yes \_\_\_ No

Should the Tenant fail to comply with any part of this Animal Agreement, the Landlord/Owner reserves the right to revoke permission to keep the animal. In such event, the Tenant agrees to permanently remove the animal from the premises within 48 hours of receiving written notice thereof from the Landlord/Owner; failure to comply with same shall be grounds for immediate termination of the Rental Agreement.

I ACCEPT FINANCIAL RESPONSIBILITY FOR THE ENTIRE AMOUNT OF ANY DAMAGES OR INJURY TO PERSONS OR PROPERTY THAT MAY OCCUR BECAUSE OF MY ANIMAL. I UNDERSTAND THAT VIOLATIONS OF ANY OF THESE RULES MAY BE GROUNDS FOR REMOVAL OF MY ANIMAL AND/OR TERMINATION OF MY TENANCY;

DATED:

Tenant Landlord/Owner

Tenant