

Special Pet Responsibility Clause

It is hereby agreed by and between Lessor that the Lessor will allow Lessee to keep in Lessee's premises _____ () pet, which shall not exceed _____ () pounds in weight at maturity, under the following agreed terms and conditions:

1. Description of pet: _____
2. A pet fee of _____ is required per pet and is non-refundable. There is a monthly fee of \$ _____, and is due on the first of each month along with your rent.
3. The pet shall not be allowed out of Lessee's apartment unless it is in the custody and control of Lessee to the satisfaction of the Lessor. Pets must be on a leash while outside of the apartment and must be attended.
4. The pet shall be walked only off the premises of the apartment building and then only in such areas as may be designated by the Lessor.
5. Any damage to or littering of the apartment building, ground, flooring, walls, trim finish, tiles, carpeting, or to any part of the property or to any improvements thereon, shall be the full responsibility of the Lessee and that Lessee agrees to pay any and all cost involved in restoring any damage to original new conditions. If because of any such stains or chemicals to remove same, said damage is such that it will not remove, then Lessee hereby agrees to pay the full cost and expense of replacing such materials.
6. It is further understood and agreed that the Lessee shall put the pet out for board for the balance of this lease should such boarding become necessary because of any barking, wining or noise, damage to the building or apartment, or any complaints from other tenants regarding any of these items.
7. The Lessee shall be responsible for any loss or personal injury to the property, employee's and tenants as a result of pet(s) action and/or behavior.
8. Upon prior notice make arrangements for pets to vacate apartment when needed for maintenance work to be preformed.
9. Fine of \$300 per pet(s) not listed on lease. NO EXCEPTIONS! In addition, these pets are to be removed immediately.
10. \$20.00 per month "pick up" fee for dog waste not removed by pet owners. Fine assess to all pet owners unless we can determine the irresponsible person(s).
11. Dogs cannot be walked in front lawns of buildings.
12. Monthly pet fees-Dogs \$25, Cats \$10. No exceptions or excmptions.

Lessee

Date

Lessee

Date

Agent for Lessor

Date

Comments: _____