



American Realty

Property Management

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PET AGREEMENT

This Pet Agreement is entered on [System.Date()] by and between American Realty (Owner) and [Contact.GreetingName()] (Resident) residing in the Premises located at [Address.FullAddress()].

In consideration of their mutual promises, Owner and Residents agree as follows:

1. Description of P e t . The Lease/Rental Agreement associated with the Premises provides that no pets are permitted on or about the Premises without Owners prior written consent. Residents are hereby permitted to have only the following described pet(s), subject to the terms and conditions of this Pet Agreement:

Pet 1

Name of Pet:	<input type="text" value="Name of Pet"/>	Type of Animal:	<input type="text" value="Type of Animal"/>
Breed:	<input type="text" value="Breed"/>	Color:	<input type="text" value="Color"/>
Age:	<input type="text" value="Age"/>	Weight:	<input type="text" value="Weight"/>
License #:	<input type="text" value="License number"/>	City of License:	<input type="text" value="City of License"/>
Date of last Rabies shot:	<input type="text" value="Date of last Rabies shot"/>	Name of Pet Owner:	<input type="text" value="Name of Pet Owner"/>

Pet 2

Name of Pet:	<input type="text" value="Pet's Name"/>	Type of Animal:	<input type="text" value="Animal Type"/>
Breed:	<input type="text" value="Breed of Pet"/>	Color:	<input type="text" value="Color of Pet"/>
Age:	<input type="text" value="Pet's Ag"/>	Weight:	<input type="text" value="Pet's We"/>
License #:	<input type="text" value="License #"/>	City of License:	<input type="text" value="Pet License City"/>
Date of last Rabies shot:	<input type="text" value="Rabies Shot"/>	Name of Pet Owner:	<input type="text" value="Your Name"/>

2. Pet Rules. Residents agree to abide by the following rules:

- Nuisance. The pet(s) may not cause any damage to the premises, nor may the pet(s) cause any discomfort, annoyance, or nuisance to any other resident or their guest.
- Sanitary Problems. All dogs and cats must be housebroken. The pet(s) may not be fed or given water, or allowed to urinate or defecate on any unprotected carpet inside the dwelling unit. Residents shall immediately remove and properly dispose of all pet waste in the unit or on the grounds of the Premises. If, during the course of the lease, tenant neglects to remove animal waste from the exterior yard on a daily basis, the tenant will be issued a written warning by email or mail. After that, if daily waste removal continues to be a problem, the tenant will be charged a minimum of \$150 and fee will increase by \$75 per occurrence for clean-up by landlord or their agents per occurrence when clean-up is required.
- Prohibited Areas. The pet(s) shall not be permitted in the laundry room, pool area, clubhouse or other recreation facility where applicable.
- Abandonment. Residents may not abandon the pet(s), leave it for any extended period without food or water, or fail to care for it if it becomes ill.
- Compliance with Laws. Residents agree to comply with all applicable governmental laws & regulations.

- f. Specific Types of Pets. The following rules apply to specific types of pets:
 - i. Dogs. Dogs must be on a leash at all times that they are outside the dwelling unit and may not be left unattended. (This does not apply to any patio or fenced area for the exclusive use of the Resident.)
 - ii. Cats. Residents must provide and maintain an appropriate litter box.
 - iii. Birds. Birds must remain in cages at all times.
 - iv. Fish. Fish tanks may not exceed 55 gallons and must be placed in a safe location in the dwelling unit.
- g. Additional Rules. Owner may, from time to time, upon written notice to the Residents, make reasonable changes or additions to the rules set forth in paragraph f above. Pet(s) must be neutered / spayed.
- 3. Owner's Remedies for Violations:
 - a. Removal of Pet(s) by Residents. If, in Owner's sole judgment, Residents or their guests violate any rule or provision of the Pet Agreement, residents shall immediately and permanently remove the Pet(s) from the Premises upon written notice from the Owner.
 - b. Removal of Pet by Owner. If, in the Owner's sole judgment, Residents have abandoned the Pet(s), left it for any extended period without food or water, failed to care for it if it is ill, or left it unattended in violation of the rules herein, the Owner may, upon one day's prior written notice left in a conspicuous place, and in accordance with the terms of the Lease/Rental Agreement pertaining to entry of the Premises, enter the dwelling unit to remove the Pet(s), and turn the Pet(s) over to a humane society or local authority. Owner shall not be liable for loss, harm, sickness, or death of the Pet(s) unless due to Owner's negligence. Owner has no lien on the Pet(s) for any purposes, but Residents shall pay for reasonable care and kenneling charges if the Pet(s) is removed in accordance with this paragraph.
 - c. Cleaning and Repairs. Residents shall be jointly and severally liable for the entire amount of all damages caused by the Pet(s). If any item cannot be satisfactorily cleaned or repaired, residents must pay for complete replacement of such items.
 - d. Injuries. Residents shall be strictly liable for the entire amount of any injury to any person or property caused by a Pet(s) and shall indemnify the Owner for all costs of litigation and attorneys fees resulting from same.
 - e. Move-out. After the Residents vacate the Premises, they shall reimburse the Owner for the cost of treating fleas, deodorizing, and shampooing necessary to protect future residents from possible health hazards.
 - f. Other Remedies. This Pet Agreement is an addendum to the Lease/Rental Agreement between Owner and Residents. If any rule or provision of this Pet Agreement is violated, Owner shall, in addition to the foregoing, have all rights and remedies set forth in the Lease/Rental Agreement for violations thereof, including but not limited to eviction, damages and attorney's fees.

Owner / Landlord's Signature

X _____
Landlord

Tenant's Signature

X _____