



## Animal Agreement

This agreement is hereby attached to and made a part of the Lease dated \_\_\_\_\_, by and between Clear Water Real Estate Enterprises, LLC, the Landlord, and the Tenant(s), for the premises located at \_\_\_\_\_.

Whereas the Tenant desires to keep a certain animal as described below on the said premises and the Lease and Non-Standard Rental Provisions specifically prohibit allowing animals on the premises; the Lease is hereby amended to grant such permission to the Tenant. In exchange for this permission, the Tenant agrees as follows:

This Agreement applies only to the specific animal described below and that no other animal may be substituted:

Name: \_\_\_\_\_

Type: \_\_\_\_\_

Breed: \_\_\_\_\_

Sex: \_\_\_\_\_

Age: \_\_\_\_\_

Weight: \_\_\_\_\_

Color: \_\_\_\_\_

Spayed/Neutered:(circle one)      Yes              No

De-Clawed: (circle one)              Yes              No

2. To pay additional rent in the amount of \$50.00 (per animal) per month, throughout the remainder of the lease term (EXCLUDING ESA's).
3. All parties on the Lease are equally responsible for all damage including those the animal may cause. It is the responsibility of the animal owner to inform all parties on the Lease of such animal.
4. The animal must be at least one year old at occupancy, neutered/spayed, and/or de-clawed, as applicable.
5. Tenant shall comply with all applicable laws, ordinances, and regulations pertaining to animals.
6. Tenant agrees to immunize the animal in accordance with the local law requirements and to provide documentation of this to Landlord.
7. To keep the animal from causing excessive noise.
8. To always keep their animal under their control.
9. To keep their animal leashed when outdoors.

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10. Tenant agrees not to leave their animal unattended for unreasonable periods.
11. Tenant agrees to allow the animal to relieve itself only in designated areas. The tenant also agrees to immediately pick up any waste.
12. Tenant agrees to immediately remedy any complaints concerning the animal.
13. That any damage to the exterior or interior of the premises, grounds, flooring, walls, trim, finish, tiles, carpeting, or any stains, etc. caused by the animal will be the full responsibility of the Tenant and that Tenant agrees to pay all costs involved in the restoration to its original condition. If because of any such stains, etc., said damage is such that it cannot be removed, then Tenant hereby agrees to pay the full expense of replacement.
14. It is also understood and agreed that Tenant will permit the Landlord to professional fumigate the premises, including any grounds for fleas and ticks and clean all carpets when Tenant vacates the premises. The contractors used will be the Landlord's contractors and the cost will be paid by the Tenant.
15. Tenant agrees to accept full responsibility and liability for any damage, injury, or actions arising from or caused by his/her animal.
16. Tenant agrees to indemnify, hold harmless, and defend Landlord or Landlord's agents against all liability, judgments, expenses (including attorney's fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by the Tenant's animal.
17. In the event the Landlord, in his sole discretion, shall determine that it is in his best interest to revoke this agreement, he may do so on 30 days written notice to Tenant to remove the animal. The tenant shall permanently remove the animal from the premises within thirty days in compliance with such notice.
18. Tenant does not own a dog which has previously bitten or a dog which consists in whole or in part the following breeds: Pit Bull, Rottweiler, Akita, Doberman, Chow, Mastiff, Presa Canario, Ovcharka, Fila Brasileiro, Cane Corso, Staffordshire Terrier, Wolf Hybrid, Tosa Inu, or Beauceron.

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Tenant \_\_\_\_\_ Dated \_\_\_\_\_

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Tenant \_\_\_\_\_ Dated \_\_\_\_\_

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Landlord \_\_\_\_\_ Dated \_\_\_\_\_