

Michael and Rosemary Martin Properties
Pet Agreement and Policy

THIS AGREEMENT entered into this _____ day of _____, 20____, by and between Tenant, in consideration of their mutual promises as follows:

I. PURPOSE

A. the purpose of this addendum to the Residential Lease Agreement is to insure that pet ownership will not be injurious to persons or property, nor violate the right of all tenants to clean, quiet, and safe surroundings in this apartment complex.

II. APPROVAL

A. The Tenant desires and has received written approval from the Owner to keep the pet named _____ and described as

the written approval must be available at all times. The written approval will be granted after all conditions of the Agreement have been fulfilled.

B. This Agreement is an Addendum to and part of the Residential Lease Agreement between the Owner and the Tenant executed on _____. In the event of default by Tenant of any terms of this Agreement, Tenant agrees, upon proper written notice of default from the Owner, to cure the default, remove the Pet or vacate the premises. Tenant agrees Owner may revoke permission to keep said Pet on the premises by giving Tenant proper written notice. Failure to comply on the part of the Tenant will be deemed material non-compliance of the Residential Lease Agreement and will be grounds for termination of tenancy.

111. CERTIFICATE

- a. the Tenant must present a Veterinarian's Certificate that the Pet is in good health, has had the necessary inoculations and booster shots, is spayed or neutered, and declawed in the appropriate cases. The Certificate must be updated annually. The Certificate must be presented prior to the Pet coming onto the premises. If the animal is too young, The Tenant agrees to have the Pet neutered or spayed when the Pet reaches suitable age. Failure to do so is in non-compliance with the terms of this addendum and the Residential Lease Agreement
- b. The Tenant agrees to comply with all Health and Safety Codes and all other applicable governmental laws and regulations relating to pets.

IV. TYPES

Only domestic animals such as dogs, cats, birds and fish will be admitted to the premises. No small rodents such as hamsters, rats, mice and guinea pigs will be admitted. No reptiles, monkeys, or other exotic or undomesticated animals of any type will be allowed. No meat eating poisonous species will be allowed in aquariums. No birds of prey will be admitted.

V. PET EMERGENCY

- a. The Tenant agrees that if for any reason the Pet is left unattended or whose health is jeopardized by the Tenant neglect, mistreatment or inability to care for the animal, the Owner shall report same to the appropriate authorities. Such circumstances shall be deemed an emergency for the purposes of the Owner's right to enter the Tenant unit to allow such authority to remove the animal from the premises. The Owner accepts no responsibility for any pet so removed.

