

PET AGREEMENT

THIS PET AGREEMENT made and executed on the ____ day of _____, 20____
by and between one of a family of companies doing business as KRAUSE RENTAL
PROPERTIES (Landlord) and the following named individual, _____ (Tenant),

Premises located at: _____.

Tenant desires to keep one pet named _____ and described as being a
_____ in the Premises Tenant occupies under a Lease Agreement
which specifically prohibits Tenant from keeping any pets without Landlord's permission and
consent. Tenant agrees to the following terms and conditions in exchange for this permission:

1. Tenant agrees to keep Tenant's pet under control at all times.
2. Tenant agrees to keep Tenant's pet restrained, but not tethered, when it is kept outside of Tenant's dwelling.
3. Tenant agrees to adhere to local ordinances, including leash and licensing requirements.
4. Tenant agrees to clean up after Tenant's pet and to dispose of the pet's waste quickly and properly.
5. Tenant agrees not to leave Tenant's pet unattended for any unreasonable periods of time.
6. Tenant agrees not to leave food or water for Tenant's pet or any other animal outside of the Premises because it might attract other animals.
7. Tenant agrees to keep Tenant's pet from being unnecessarily noisy or aggressive and causing any annoyance or discomfort to others and will remedy immediately any complaints made through the Landlord.
8. Tenant agrees to provide Tenant's pet with an identification tag.
9. Tenant agrees to provide Tenant's pet with regular health care, including recommended inoculations.
10. Tenant agrees to remove Tenant's pet's offspring from Premises within four weeks of birth of offspring.

- 11. Tenant agrees to pay immediately for any damage or loss of expense caused by Tenant's pet and, in addition, Tenant will add the sum of \$_____ to Tenant's security deposit, any of which may also be used for cleaning, fumigation, repairs or delinquent rent or fees when tenants vacate.
- 12. Tenant agrees that Landlord reserves the right to revoke permission to keep Tenant's pet should Tenant fail to comply with this Agreement, in the sole discretion of the Landlord. In the event Landlord revokes permission to keep Tenant's pet, Tenant shall have three (3) days from the date Tenant is informed of the revocation to remove the pet from the Premises. Failure to do so shall constitute a breach of the Lease Agreement giving rise to Landlord's right to retake the Premises.
- 13. This Agreement applies to this pet only and no replacement pet or additional pet is permitted and Landlord may in its sole discretion deny any such consent.
- 14. Each Tenant acknowledges that there will be a pet on the Premises, has no objection and consents to be bound by the terms hereof.

IN WITNESS WHEREOF, Landlord and Tenant(s) have executed this Pet Agreement in duplicate this ____ day of _____, 20__ .

LANDLORD

TENANTS
