

PET AGREEMENT

This agreement is attached to and is part of the Rental Agreement between 4 Point Properties, LLC, and _____ It becomes effective on _____, 20__.

Tenants desire to house the following pet at _____, Stillwater, OK

Type: _____ Breed: _____

Weight: _____ Name _____

Because the original agreement specifically prohibits keeping pets without the Owners' permission, Tenants agree to the following terms and conditions in exchange for their permission:

1. Tenants agree that they are solely responsible for the above described pet, and agree to keep their pet under control at all times.
2. Tenants agree to keep their pet restrained (fenced or tethered), when it is outside their dwelling.
3. Tenants agree to keep the pet outside, or in a kennel when it is inside the dwelling alone or at night.
4. Tenants agree to adhere to local ordinances, including leash and licensing requirements.
5. Tenants agree not to leave their pet unattended for unreasonable periods.
6. Tenants agree to clean up after their pet and to dispose of their pet's waste properly and quickly. (this includes picking up waste from the yard after your pet goes outside daily.)
7. Tenants agree not to leave food or water out where it may attract other animals.
8. Tenants agree to keep their pet from being unnecessarily noisy or aggressive and causing any annoyance or discomfort to others and will remedy immediately any complaints made through the Owners or Manager.
9. Tenant agrees to remove pet if there is any incident or report of violent behavior of the pet
10. Tenants agree to provide their pet with an identification tag that the pet will wear at all times.
11. Tenants agree not to breed, allow the pet to reproduce or give birth on premises. (should be spayed or neutered)
12. Pet shall have all required shots/medicine including heartworm, oral flea and tick prevention up to date and continuing as long as the pet is on the premises.
13. Tenants agree to give Landlord the right to inspect the property at any time and Tenant shall pay for all damages promptly. Any damages not paid upon request of Landlord shall be added to the rental due on the next rental payment date.
14. Tenants agree to immediately pay for any damage, loss, or expense caused by their pet, and in addition, they will add \$200 to their security deposit, which may be used for cleaning, repairs or anything else owed to the landlord when lease ends. The added deposit, or what remains of it, will be returned to Tenants within 30 days after they have proved they no longer keep this pet.
15. An additional fee of \$25/month will be added to the rent while the pet agreement is active.
16. Tenants agree to pay for pest infestation services, inspections, and cleaning resulting from pets allowed on the property after termination of occupancy if pet deposit has been fully assessed.
17. Tenants agree that this Agreement applies only to the specific pet described above and that no other pet may be substituted. Tenants agree to furnish the Owners with a picture of their pet prior to occupancy if requested.
18. Tenants agree that the Owners reserve the right to revoke permission to keep the pet should the Tenants break this agreement. Tenants will be given 3 days to remove the pet from the premises or be in violation of the lease which may then be terminated at the discretion of the landlord.
19. Any animals on the property not registered under this Rental Agreement will be presumed to be strays and will be disposed of according to law, at the option of the Landlord.
20. Tenants agree to indemnify Landlord from any and all damages or liability caused by said pet.

Landlord _____ Date _____

Tenant(s) _____ Date _____