

## PET AGREEMENT

THIS AGREEMENT entered into this day of \_\_\_\_\_, 20\_\_\_\_\_, by  
and between \_\_\_\_\_, "Owner" (Landlord)  
and \_\_\_\_\_, "Resident" (Tenant)

IN CONSIDERATION OF THEIR MUTUAL PROMISES AGREE AS FOLLOWS:

1. Resident is renting from Owner the premises located at:  
\_\_\_\_\_, CA.
2. The Rental Agreement provides that without Owner's prior written consent, no pets shall be allowed in or about said premises.
3. Resident desires to keep the below described pet hereinafter referred to as "Pet".
4. This Agreement is an Addendum and part of the Rental Agreement and/or Lease between Owner and Resident. In the event of default by Resident of any of the above terms, Resident agrees, within three days after receiving written notice of default from Owner, to cure the default or vacate the premises. Resident agrees Owner may revoke permission to keep said Pet on the premises by giving Resident written thirty (30) day notice.
5. As a special security deposit, Resident agrees to pay Owner the sum of \$ \_\_\_\_\_ (receipt of which is hereby acknowledged). Owner may use therefrom such amount as is reasonably necessary to take care of any damages or cleaning caused by or in connection with said Pet. At the termination of this agreement, any balance shall be added to the rental agreement security deposit, and disbursed thereafter as required by law. Resident agrees to pay Owner for any excess damages or costs on demand.
6. Resident agrees to comply with:
  - a) Health and Safety Code, and
  - b) all other applicable governmental laws and regulations.
7. Resident represents that the Pet or Pets are quiet and "housebroken" and will not cause any damage or annoy other Residents.
8. Resident agrees that the Pet will not be permitted outside the Resident's unit, unless restrained by a leash. Use of the grounds or premises of Owner for sanitary purposes is prohibited.

(continued)

- 9. If the Pet is a cat:
  - a) it must be neutered and declawed, and
  - b) Resident must provide and maintain an appropriate litter box.
- 10. If a bird, the bird shall not be let out of the cage.
- 11. If fish, the water container shall not be over \_\_\_\_\_ lbs. and be placed in a safe location in the unit.
- 12. No Pet shall be fed on unprotected carpeting within the rental unit. Resident shall prevent any fleas or other infestation of the rental unit or other property of Owner.
- 13. Resident shall not permit the pet to cause any damage, discomfort, annoyance, nuisance or in any way to inconvenience, or cause complaints, from any other Resident. Any “mess” created by the Pet shall immediately be cleaned up by Resident.
- 14. Resident shall be liable to Owner for all damages or expenses incurred by or in connection with said Pet, and shall hold Owner harmless for any and all damages or costs in connection with said Pet and shall hold Owner harmless for same.

OWNER: \_\_\_\_\_  
OWNER/AGENT

RESIDENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_