

PET AGREEMENT AND RULES

TENANT(s) must obtain written permission from Management to keep a house pet in this community and must execute this Pet Agreement and Rules. In consideration of the mutual agreements and covenants set forth below, OWNER grants permission for the TENANT listed above to keep an animal/pet(s). All parties listed below as OWNER and TENANT are herein referred to individually and collectively as OWNER and TENANT respectively.

OWNER grants permission for TENANT's animal/pet(s) to be limited to:

For the Homeowner: If you own your own manufactured home you are only allowed to have **two pets**.

For the Home/Apartment Renter: If you rent a home or apartment you are allowed to have **one pet**. You will also be responsible for an additional security deposit in the amount of **ONE MONTH'S RENT**. The additional security deposit is fully refundable upon the satisfactory inspection of the unit and fulfilling of the Rental Lease Agreement. Further, TENANT's security deposit will remain held until the end of the leasing period, even if the animal/pet(s) listed above no longer are kept by the TENANT.

Type / Breed	Weight (lbs.)	Age	Spayed/Neutered	Vaccinations current	Color / Special Markings	Animal Name
			<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No License # _____ Rabies Tag # _____		
			<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No License # _____ Rabies Tag # _____		

TENANT agrees to the following conditions:

1. TENANT agrees to keep a maximum of the pets listed above, without any substitutions. If TENANT would like to make modifications to the above list of animals/pet(s), a new Pet Addendum will be drawn and signed. No verbal agreement shall drawn and agreed.
2. TENANT agrees to maintain control over the animal/pet(s) according to city codes specifically referring to residential animals. As well, TENANT agrees to restrain their animal/pet with a leash or harness while outside.
3. If Pet is a Dog, it shall not weigh more than 50 pounds. Absolutely No Pit bulls, Rottweiler, German Shepherds, Husky-type, Malamute, Wolf-dog hybrid, Chow, Doberman or any other dangerous breeds are allowed in the Community.
4. If Pet is a Bird, it shall not be let out of the cage. If Pet is a Fish, the water container shall not be over 30 gallons and will be placed in a safe location in the unit.
5. TENANT agrees to have all carpets professionally cleaned upon moving out of the unit. Further, TENANT agrees to be held financially responsible for pest-control expenses that incur as a result of the animal/pet(s) listed above.
6. TENANT agrees not to leave said animal/pet(s) unattended for a period of twenty-four (24) hours or more. As well, TENANT agrees to care for said animal/pet(s) and not neglect or mistreat the animal/pet(s). In the case that a pet is left unattended for a period of twenty-four (24) hours or more or is deemed mistreated or neglected, OWNER will contact the proper animal authorities and allow the proper animal authorities to enter the unit. TENANT acknowledges OWNER as not responsible for the animal/pet(s) for the pets upon removal by the proper animal authorities.
7. TENANT agrees to maintain control over the animal/pet(s) in a manner that maintains a peaceful and disturbance-free environment for the other tenants. Excessive and continued noise resulting from the animal/pet(s) will be addressed immediately according to the terms of the Lease Agreement.

