

2. Tenant has completed a Pet Application and Registration form and has been granted permission by the Landlord to keep the pet(s) specified under the following terms and conditions:

- a. That the pet will be allowed out of the premises only under the complete control of a responsible human companion and on a hand-held leash or in a pet carrier. Pets must be confined to the pet owner's apartment, must not be allowed to roam free and may not be tied unattended in any common area. Pets in transit are to be carried, restrained by a leash or placed in an animal carrier. Persons who walk pets are responsible for immediately cleaning up after their animals, and discarding securely bagged pet droppings. Cat litter may not be disposed of in toilets.
- b. That any damage to the exterior or interior of the premises, grounds, flooring, walls, trim, finish, tiles, carpeting, or any stains, etc. caused by pet will be the full responsibility of the Tenant and that the Tenant agrees to pay all cost involved in the restoration to its original condition. If because of any such stains, etc., said damage is such that it cannot be removed, then Tenant hereby agrees to pay the full expense of replacement.
- c. It is also understood and agreed that Tenant will permit the Landlord to professionally fumigate the premises, including any grounds (if any) for fleas and ticks and clean all carpets when Tenant vacates the premises. The contractors used will be the Landlord's contractors and the cost will be done at the expense of the Tenant.
- d. Tenant will provide adequate and regular veterinary care of pet, ample food and water, and will not leave pet unattended for any undue length of time. Tenant will diligently maintain cleanliness of litter pans, sleeping and feeding areas.
- e. Pets shall not be kept, bred or used for any commercial purpose. All pets must be spayed or neutered.
- f. No pet shall be allowed to become a nuisance or create any unreasonable disturbance (\$25 fine after 1st written notification). Examples of nuisance behavior for the purposes of this paragraph are:
 - a. Personal injury or property damage caused by unruly behavior.
 - b. Pets who make noise continuously and/or incessantly for a period of 10 minutes or intermittently for ½ hour or more to the disturbance of any person at any time of day or night.
 - c. Pets in common areas who are not under the complete control of a responsible human companion, and on a short, hand-held leash or in a pet carrier.
 - d. Animals who relieve themselves on walls or floors of common areas.
 - e. Animals who exhibit aggressive or vicious behavior.
 - f. Pets who are conspicuously unclean or parasite-infested.
- g. Tenant agrees to indemnify, hold harmless, and defend Landlord or Landlord's agents against all liability, judgments, expense (including attorney's fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by Tenant's Pet(s).
- h. If a dispute arises out of this contract and cannot be settled through negotiation, the Landlord and Tenant agree first to try in good faith to settle the dispute by mediation and administered either by the Neighborhood Justice Center or by the American Arbitration Association under its commercial mediation rules.
- i. Notwithstanding any other provision herein, people with visual, hearing, and physical disabilities may keep certified guide dogs, signal dogs or service dogs, respectively, in their apartments. Further, nothing herein shall hinder full access to the apartments and the common areas by persons with disabilities.
- j. Feeding, caring for, or otherwise aiding stray animals, is prohibited. Injured or stray animals shall be reported to the local animal control authority for pick-up.
- k. Owners and tenants are responsible for visiting pets, which are subject to the same restrictions as resident pets.
- l. It is further understood and agreed that if efforts to contact Tenant are unsuccessful, the Landlord or the Landlord's agents may enter Tenant's apartment if there is reasonable cause to believe an emergency situation exists with respect to the pet. Examples of an emergency situation include abuse, abandonment, or any prolonged disturbance. If it becomes necessary for the pet to be put out for board, any and all costs incurred will be the sole responsibility of the Tenant.

Pet Agreement

In the event of a violation of any of the above terms and conditions, the owner/management shall have the right to immediately cancel this agreement and require the pet owner/Tenant to immediately remove the pet from the premises. Cancellation of this agreement will not imply a waiver of the Tenant's responsibility for any damages.

Tenant: _____

Date: _____

Tenant: _____

Date: _____

Tenant: _____

Date: _____

Landlord: _____

Date: _____



Real Estate Service Group, Inc.

2519 Chamberlain, Suite 101
Ames, IA 50014
Telephone: (515) 268-5485
Web site: resgi.com
Email: app@resgi.com

Pet Registration/Addendum to Rental Agreement

This pet addendum is an amendment to the lease dated _____
between _____ and _____
(Tenant) (Landlord)

covering the premises known as _____
Address Apartment # Work Phone
City State Zip Home Phone

PET INFORMATION

Please list all pets separately:

Pet's name	Type/Breed	Age	Spayed or Neutered?	License or ID?
1. _____				
2. _____				
3. _____				

Pet References:

Veterinarian: _____
Address: _____ Phone: _____

Your previous residence:

Name of landlord or resident manager (circle one): _____
Address: _____ Phone: _____

Insurance:

Name: _____
Address: _____ Phone: _____

Pet's Emergency Caretaker:

Name: _____
Address: _____ Phone: _____

A. Screening/ Registration

Pet owners must complete a Pet Registration/Addendum form before occupying the apartment. If pet is either a dog or a cat, a current photograph should be attached.

B. Permissible Pets

- Dogs:** Number Allowed: _____ Weight Limit: _____
- Cats:** Number Allowed: _____
- Rabbits:** Number Allowed: _____
- Birds:** Number Allowed: _____
- Fish:** Tank Capacity: _____
- Caged Animals:** (for example, guinea pigs, rodents) Number Allowed: _____

C. Restrictions

1. Tenant has read, understands and agrees to abide by all applicable House Rules pertaining to pets.