

# CS Property Management PET AGREEMENT

Apartment Number \_\_\_\_\_ Apartment Complex \_\_\_\_\_

Tenant Name \_\_\_\_\_ Date \_\_\_\_\_

1. Residents are hereby authorized to keep no more than one (1) cat on the premises of the above dwelling unit until the Lease expires. Authorization may be terminated sooner if Residents' right of occupancy is lawfully terminated or if pet rules are violated in any way by Residents or Residents' guests or occupants.
2. Residents are not allowed, under any circumstances, to house other people's pets, even for a short period of time.
3. The total monthly rent as stated in the Lease shall include \$20.00 (Twenty Dollars) per month pet rent.
4. There is an additional cleaning fee of \$75.00 (Seventy-Five Dollars) which will be used to clean, deodorize and perform a flea treatment at move-out.
5. There is an additional security deposit of \$100.00 (One Hundred Dollars). Such additional security deposit shall be considered as a general security deposit for any and all purposes. Refund of the security deposit shall be subject to all the terms and conditions set forth in the Lease. The additional security deposit is not refundable prior to surrender of the premises by Residents, even if the pet has been removed. However, pet rent will cease at pet removal.
6. The additional monthly rent, pet cleaning fee, and/or pet security deposit under this Pet Agreement is not a limit on Residents' liability for property damages, cleaning, deodorization, defleaing, replacements and/or personal injuries as set forth in this agreement and/or the Lease.
7. Residents agree to immediately and permanently remove the pet from the premises if Lessor receives reasonable complaints from neighbors or other residents or if Lessor, in Lessor's sole discretion determines that the pet has disturbed the rights, comforts, or conveniences of neighbors or other residents.
8. If, in Lessor's reasonable judgment, Residents have (1) allowed the pet to defecate, urinate or spray on the carpet or vinyl flooring, (2) abandoned the pet, (3) left the pet in the dwelling unit for an extended period of time without food or water, (4) failed to care for a sick pet, or (5) violated pet rules, Lessor may enter the dwelling unit and remove the pet for placement with the local authorities or Humane Society.
9. Residents shall be jointly and severally liable for the entire amount of all damages caused by such pet and all cleaning, defleaing, and deodorizing required because of such pet. If the property cannot be satisfactorily cleaned or repaired, Residents shall pay for complete replacement by Lessor. Payment for damages, repairs, cleaning, replacements, etc. shall be due immediately upon demand. Residents shall be strictly liable for the entire amount of any injury to the person or property of others, caused by such pet; and Residents shall indemnify Lessor for all costs of litigation and attorney's fees resulting from same.
10. By my/our signature, I/we understand that it becomes part of the Lease agreement.

\_\_\_\_\_  
Resident

\_\_\_\_\_  
For CS Property Management

\_\_\_\_\_  
Resident