

PET AGREEMENT
(Attachment "A")

LESSEE: _____

WE DO NOT ALLOW AGGRESSIVE BREED DOGS! NON-REFUNDABLE PET FEE AMOUNT: \$ 300.00 (per Pet)

This agreement is a part of and attached to the lease dated _____, by and between Mattox Realty, Inc. "Lessor" and the above named Lessee(s) covering the above named premises. To the extent of any conflict in terms, the terms and conditions of this attachment shall govern over the terms and conditions of the aforesaid lease.

In consideration of the sum of \$ 300.00 non-refundable pet fee and in consideration of the mutual agreements and covenants set forth below, Lessor hereby permits Lessee to keep the following pet, hereinafter referred to as "Pet", on the Premises for the term of the lease and so long as Lessee is not in default of same.

Description of Pet

Type: _____ Breed: _____
Color: _____ Weight: _____

1. Photo of Pet must be submitted to Landlord prior to pet entering premises.
2. Lessee agrees to clean up after the pet at all times on the Premises, in all common areas as well as in all areas of the building in which the Premises are situated.
3. Lessee allows Lessor to inspect the premises once a month.
4. Lessee shall keep the Pet quiet at all times.
5. Lessee agrees that the Pet shall not be taken outside the Premises, (including on the patio or balcony), unless the Pet is on a leash. The Pet shall be walked only in the areas(s) so designated by Lessor from time to time.
6. Lessee agrees that in the event maintenance is need at the property, tenant will schedule an appointment for the work to be done and will be at the property while the work is done.
7. Lessee agrees to have pet treated for fleas and ticks monthly or as advised by their Veterinarian & proof of treatment submitted to Landlord.
8. Lessee agrees to have apartment and yard professionally treated for fleas and ticks monthly or as recommended by Pest Control Company & proof of treatment submitted to Landlord.
9. Lessee agrees that in the event of any violation of the terms and conditions set forth above, the Lessor shall have the right to demand removal of the Pet from the Premises. Any refusal by Lessee to immediately comply with such demand shall be material breach of the lease, in which event Lessee shall forfeit to Lessor the aforementioned pet deposit and Lessor shall be entitled to any and all other remedies including court cost, attorney fee's any and all loss of rent sustained by this breach of lease provided by law. However, if Lessee removes the Pet upon such demand, the pet deposit shall be returned less damages, if any, to the Premises or the building or to the common areas where the Premises are situated, and said Lease shall continue in effect, except that this attachment shall be deemed null and void.

All Tenants MUST sign agreeing to Pet. (Initial A. or B.)

- A. _____ Yes, my roommate and I do have a pet.
- B. _____ No, my roommate and I do NOT have a pet. Furthermore, we acknowledge that if an unauthorized pet is found on the premises we are renting for any reason for any amount of time we will be charged an Unauthorized Pet Fee of \$900.00 and may be required to remove the pet immediately.

Tenant Date

Tenant Date

Tenant Date

Landlord/Landlord's Agent Date