

Tenant Landlord Conn. & Real Estate Services, Inc.

Pet Policy 1. The Tenant agrees to abide by pet policies, and the Landlord agrees to permit Tenant to have the pet. More than one pet, authorization must be made by the owner/property manager described in this agreement in accordance with the pet policies. The pet fee charged is \$300.00 per pet. Pet fee is refundable.

Pet fee per pet applies. The fee will be collected by the owner/property manager prior to any animal has been moved into the premises.

Type of Pet: _____, Age of Pet: _____,
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2. Pet Records: Tenants must provide proof that all pets have current vaccination records, including rabies vaccinations where applicable. Vaccinations must remain current for the duration of the tenancy

3. Tenant shall be liable for any damage or injury caused by the pet(s) and shall pay Landlord any cost associated with such damages. Should damage occur, immediate corrections must be made.

4. Tenant agrees to indemnify, hold harmless, and defend against liability, judgments, expense, or claims by third parties for injury to a person or damage to property caused by Tenant's pet(s).

5. Tenants shall provide the following information and notify the Landlord in writing of any changes.

Emergency Caretaker for Pet(s) Veterinarian Name: _____ Contact #: _____

6. Tenant agrees the pet(s) will be allowed out of the premises only under the complete control of a responsible person and on a handheld leash or pet carrier if not in an enclosed fenced yard. No pet runs are allowed.

7. Tenant agrees to provide the pet(s) with an identification tag. Dogs are to be licensed by the township where they reside. Please contact the town for set requirements.

8. Tenants will provide adequate and regular food, water, veterinary care and will not leave the pet unattended for any unreasonable periods.

9. Tenants agree to clean up after their pet(s) and to dispose of their pet's waste properly and promptly.

10. Tenants agree to keep their pet from being unnecessarily noisy or aggressive and causing an annoyance or discomfort to others and will promptly remedy any complaints made through the Landlord.

11. Tenant agrees that, if efforts to contact the Tenant and emergency caretaker are unsuccessful, the Landlord may enter the Tenant's home if reasonable cause to believe an emergency exists with respect to the pet(s). If it becomes necessary for the pet(s) to be put on board, all costs incurred will be the responsibility of the tenant.

12. Service Animals: Service, Guide, Signal, or Support animals are not "Pets" according to the Americans with Disabilities act (ADA), if the animal is being used by the tenant to support a disability or handicap, or the tenant is training the animal(s). Additional information on Service Animal's and subsequent rights and protections can be found on <http://www.hud.gov>

Is the tenant's pet a Certified Service Animal or in training to be a Certified Service Animal? _____ Yes, _____ No.

By signing this agreement, Tenant has agreed to the terms and conditions of this agreement.

Tenant Signature: _____ Date: _____

Tenant Signature: _____ Date: _____

Landlords Signature/Agent of Landlord: _____ Date: _____

THIS FORM MUST BE FILLED OUT and Pet Fee's Paid before pet(s) move in.