

Pet Agreement/Rider

This agreement is attached to and made a part of the lease dated _____

Date

between _____ Tenant, and The Gardens on Prairie Rose.

Tenant(s) Name and Address

- The Tenant agrees that the pet described below will occupy the premises and that no additional pet is authorized under this agreement and that pet has not been attack trained nor known to be vicious or having a history of biting people or animals or causing property damage.
- The Tenant agrees that the pet described below has been spayed or neutered and is currently licensed and registered according to local laws.
- The Tenant agrees that the pet will be kept inside the apartment at all times, except when on a leash and accompanied by and under the control of the Tenant. Tying a pet outside or on the patio/deck is strictly forbidden.
- The Tenant agrees that if the pet becomes annoying, bothersome, or in any way a nuisance to other Tenants or to the apartment complex operations, the Tenant will immediately remove the pet from the premises upon notice from the Management. Failure to remove a pet on request will be grounds for eviction.
- The Tenant agrees that any and ALL pet waste will be immediately removed and disposed of properly in the Tenant's trash receptacle. Tenant must pick up the waste immediately while the pet is being walked. Failure to do so may result in a fine from the management and repeated violations may require the pet's removal from the premises.
- The Tenant agrees that he/she will obtain at his/her own expense and keep in force throughout the term of this agreement a policy of liability insurance with no limits less than \$100,000 issued by an insurance company licensed to do business in the State of Illinois, which shall cover loss or damage caused by his/her pet. In addition, the resident shall have the owner and agents named as an additional insured under said within ten (10) days hereof.
- The Tenant agrees that all pets shall be cared for and maintained in a humane and lawful manner.
- The Tenant agrees that the below mentioned pet is a breed that at full growth does not exceed 25 pounds and the dog has reached the age of (18) months.
- The Tenant agrees to deposit with Management upon execution of this agreement, the additional sum of \$_____ as additional Security Deposit and is subject to the same provisions as described in the primary lease agreement.
- The Tenant agrees to pay an additional \$_____ pet fee per month for the below mentioned pet.
- The Tenant understands and agrees that upon vacating the unit, carpet shampooing will be required and the charge for such will be deducted from his/her deposit. Additional charges may include, but is not limited to, carpet replacement, flea extermination service, deodorizing and/or stain removal.
- The Tenant agrees to help maintain a dog waste free community. Landlord has implemented a pet DNA registration program. The Tenant agrees to pay the registration of \$ _____ for this program. The Tenant agrees to participate in the program. Fines backed by DNA matches will be: first offense \$250 for dog waste found outside, each subsequent offense will increase by \$100 with a maximum of \$1000 per offense. (see pamphlet in the office on how program works)

Type of Pet: _____ Breed: _____

Name: _____ Age: _____ Weight: _____

Color: _____ License Number: _____

Date: _____

Tenant(s):

Tag #: _____

The Gardens on Prairie Rose:

By: _____

Kelly Winterland, Property Manager

