

PET RIDER – Application Attachment

This Pet Rider is hereby made on _____ and will be incorporated as part of and attached to the lease agreement which will be between _____, herewith referred to as “Landlord” and _____, herewith referred to as “Tenant”, for the apartment located at _____

upon the completion and acceptance of the tenant application. *This pet rider must be completed with true and accurate information by pet owner about the specific pet to be considered and must be accompanied by a photo of the pet.*

CAT, DOG _____ Pounds _____ Color _____

Tenant has read and agrees to abide to all aspects of these conditions:

1. Tenant has attached proof/evidence (*in form of a receipt or written verification from the veterinarian*) of the following which must be updated annually:

Licence # _____

Inoculations: Types & Dates:

2. Tenant shall clean up after the Pet at all times on the premises in all common areas as well as in all areas of the building and grounds in which the premises is situated.
3. Tenant shall keep Pet quiet at all times.
4. Tenant shall not leave the Pet unattended outside their apartment and tenant agrees that Pet shall not be taken outside the apartment, unless the Pet is on leash.
5. Tenant shall be responsible for any and all damages caused by the Pet to the rental properties. This includes, but is not limited to: damage to carpet/vinyl/wood flooring due to Pet urinating or other excrement. Tenant shall be fully responsible for any damage and/or injury caused by the Pet. If damage arises, tenant shall NOT request to cover damages from apartment security stipulated on the lease. Tenant security is to be used only in the event that tenant vacates the apartment and apartment is not left in the condition that is agreed to in the lease; however Pet

damages must be addressed and rectified immediately with the full burden of responsibility for payment made immediately upon demand of landlord.

6. Tenant understands that landlord will not charge a pet fee or a pet security however; tenant accepts and agrees that if legal proceedings are initiated by landlord due to the breach of this agreement then tenant will be liable for full payment of legal fees incurred to commence and continue the proceedings.

7. Management shall inform the tenant, in writing, of any written and signed complaints received from other tenant(s) in the building, neighbors, landlord employees, etc., concerning tenant's Pet . Any refusal by Tenant to immediately comply and or correct such demand shall be deemed to be a material breach of the Lease, and Landlord shall be entitled to any and all other remedies provided by law or equity.

By signing this Pet Rider, Tenant has agreed to the above terms.

Tenant's Name: (Printed) _____

Tenant's Signature: _____ **Date:** _____

Manager/Landlord; _____ **Date:** _____