

Vanaheim & Asgard Properties Pet Agreement To Be Part of Lease

Address: _____ Duluth, MN _____

Resident: _____ Pet Name: _____

Pet Type _____ Cat _____ Dog _____ Color: _____

Breed: _____ Weight _____

Pet Fee _____ One-Time _____ Monthly (part of lease)

Rules and Regulations

The following shall occur before the animal moves in the house.

1. Resident must provide veterinarians certificate of verification of current vaccinations.
2. Resident agrees to be responsible for any damages or claims brought by any person as a result of the behavior of the resident's animal. If the animal weighs more than 20 pounds, resident must provide proof of liability insurance of \$500,000.00. No animals considered dangerous or high risk by the insurance industry will be allowed.
3. No pet under two years of age will be allowed.
4. Resident must follow current City of Duluth ordinance on type and number of animal(s).
5. Resident(s) agree(s) that the management reserves the right to revoke permission to keep the animal, should the resident break any of the Rules and Regulations listed in this agreement.
6. The resident understands that if the animal moves in before all of the above have been completed and delivered to the landlord, the tenant forfeits their entire security deposit on the rental unit.

The following shall occur after the animal moves in the house.

1. Animal shall wear an identification tag with the residents name and number, be accompanied and leashed when outside, exercised daily, and groomed regularly. Pet will not be tethered and left outside.
2. Animals may not be allowed to make noise, cause odors, or engage in other behavior that interferes with the comfort and peace of mind of other people.
3. Animals must be housebroken and may be required to attend obedience school if needed.
4. Animal may need to be kenneled when owner is not present if behaviors warrant it (chewing, spraying, etc).
5. The tenant must pick up after their pet immediately, indoors and outdoors. A \$50 fee will be applied and due within 30 days for violation of this policy for each occurrence.
6. Animals may not be allowed to damage or dirty the residence or the property of others. Resident acknowledges that pet damage is not considered normal wear and tear as part of the lease.

The following shall occur before the rental security deposit is returned.

1. Carpet will be professionally cleaned at the resident's expense.
2. All light fixtures, walls, baseboards, floors, window coverings, window sills, radiators, and under appliances shall be free of animal hair.

All leasees shall sign the following statement:

We acknowledge that: _____ is responsible for the animal:
(name of tenant)

We understand we assume all legal and financial responsibility for this animal while it is on the site. If the damages or liability attributed to the animal exceed the animal deposit, We agree to pay the difference.

Veterinarian certificate verified ___/___/___ Insurance verified ___/___/___

All tenants and sub leaser(s) please sign below (sign your name plus print your name if your signature is not legible):

_____ Date _____ Date _____

_____ Date _____ Date _____

_____ Date _____ Date _____

_____ Landlord/Date _____