

CR Management Pet Lease Agreement

This agreement is an integral part of the rental agreement dated _____, ____ 20____.
C.R. Management, as Agent of the Owner of the property located at _____,
grants permission to _____ (tenant) in the above
premises to keep the below named pet (s) subject to the following:

1- This permission extends only to the specifically named pet(s);

Name: _____ Spayed/Neutered: _____

Type: _____ Breed: _____ Age: _____

Weight: _____ City/License #: _____

Veterinarian: _____ Address: _____ Phone: _____

*pets younger than 6mo of age will not be allowed at this premises

___ copy of license ___ Photograph of pet ___ Breed Documentation

Name: _____ Spayed/Neutered: _____

Type: _____ Breed: _____ Age: _____

Weight: _____ City/License #: _____

Veterinarian: _____ Address: _____ Phone: _____

*pets younger than 6mo of age will not be allowed at this premises

___ copy of license ___ Photograph of pet ___ Breed Documentation

The following dog breeds will not be permitted to reside or visit any of the properties managed
by CR Management:

Rottweiler

Chow

Pitbull

Doberman Pinscher

Wolf Hybrids

- 2- Tenant(s) agree that CR Management has the right to remove a pet permanently from the premises if it becomes a nuisance, causes disturbances, or damages the premises or personal property belonging to the premises. Refusal to comply shall cause a termination of the rental agreement and immediate eviction. Examples of such behavior include but are not limited to;
 - a. Personal injury or property damage
 - b. Pets who make noise continuously to the disturbance of any person at any time of day or night
 - c. Pets who relieve themselves on walls or floors.
 - d. Animals who exhibit aggressive or vicious behavior
 - e. Pets who are conspicuously unclean or parasite infested.
- 3- No additional pets of any kind are authorized under this agreement, even temporarily. No other pet(s) shall be allowed to be on the premises unless written permission is received from CR Management and an additional consent form executed. Pets of guests are not allowed inside the premises.
- 4- Rules and Care of Pet:
 - a. Tenant(s) agree that the pet named and described will be confined to the premises at all times, except when on a leash and accompanied.
 - b. At no time will the pet be left unattended when outside of the premises
 - c. Tenant(s) who walk pets are responsible for immediately cleaning up after their pets and discarding the securely bagged pet waste in an appropriate trash receptacle on a daily basis.
 - d. Dogs and cats are required to be "house broken." Cats must be litter box trained.
 - e. No pets may be kept, bred, or maintained for any commercial purposes.
 - f. Tenant agrees that no offspring will be allowed to remain on the premises.
 - g. Tenant agrees not to leave their pets unattended for any unreasonable length of time.
 - h. Tenant agrees not to leave food or water for pet outside their dwelling.
 - i. Tenant understands that feeding, caring for, or otherwise aiding stray animals is prohibited.
 - j. Tenant shall take precautions to eliminate pet odor within the unit or about the premises.
 - k. Tenant will provide adequate and regular veterinary care of pet.
 - l. Tenant agrees not to breach any type of health or safety codes, or any local, state, or federal laws and regulations by having the pet.
 - m. Manager will require more frequent housekeeping inspections for tenants with pets.
- 5- A picture of the named pet(s) is to be submitted before the signing of this Agreement.

6- Pet damages- hold harmless

CR Management shall not be liable for any damages to person or property caused by the pet(s) and Tenant hereby agrees to hold CR Management harmless from such liability. Tenants who own pets shall be liable for the entire amount of all damages caused by their pet(s) and all cleaning and deodorizing required because of such pet(s).

*Pet liability insurance can be obtained through most insurance agents and can be included in renters' policies.

Tenant is responsible for any and all damages caused by the pet and agrees to reimburse CR Management for all such damage. Tenant also understands that any damage to the landscaping or lawn area will be replaced with new landscaping and lawn will be reseeded.

It is also understood and agreed that the Tenant will permit CR Management to professionally fumigate the premises, including the grounds for fleas, ticks, and clean the carpets when Tenant vacates the premises, if such service is required. This will be at the sole expense of the Tenant.

7- Additional Covenants:

- a. I accept financial responsibility for the entire amount of any damages or injury to persons or property which may occur because of my pet.
- b. I have received a copy of the pet lease and agree to comply with its terms.
- c. I understand that violation of any of these rules may be grounds for removal of my pet and/or termination of my tenancy.
- d. Should it become necessary for CR Management to obtain an attorney for the collection of any sums due under the terms of the lease, I agree to pay all reasonable attorney's fees incurred, plus any related costs and expenses whether or not a suit is filed, and pay any collection agency fees.
- e. In the event that any of the terms of this lease shall be determined invalid by the courts, the remainder of the lease shall remain valid

Release Clause:

The Tenant understands when signing this document that CR Management may be delayed in assisting the Tenant in an emergency situation, if the Tenant's pet prohibits entry to the dwelling or otherwise indicates aggressive or protective behavior. Appropriate emergency persons would be called to resolve the situations at Tenant's expense. The tenant, therefore, will not hold CR Management responsible for personal damages or problems resulting from the delay.

8- Tenants with Disabilities

Not with standing any other provision herein, people with visual, hearing, and physical disabilities may keep certified guide dogs or service animals, respectively, in their premises. Further, nothing herein shall hinder full access to the premises and the common areas by persons with disabilities.

9- Payment information:

Monthly Rent for Pet 1: _____

Monthly Rent for Pet 2: _____

Total Monthly Pet Rent: _____

Additional Security Deposit for Pet 1: _____

Additional Security Deposit for Pet 2: _____

Total Additional Security Deposit: _____

Total due in _____ Installments of \$ _____ by
_____, _____, 20____.

Signatures:

CR Management: _____ Date: _____

Tenant: _____ Date: _____

Printed Name: _____

Tenant: _____ Date: _____

Printed Name: _____

Tenant: _____ Date: _____

Printed Name: _____