



Pet Agreement/Addendum

This Pet Agreement/Addendum shall be considered a part of the Lease Agreement for property located at: _____ by and between Ashford Management Services and _____. The Pet Agreement/Addendum is included and recognized as Attachment A to modify the Lease Agreement that is dated: _____ and made a part thereof by reference.

1: AUTHORIZATION OF PET(S) AT PROPERTY LOCATION

The Landlord grants permission to Tenant to keep the pet(s) described herein on the property subject to the terms and conditions of the Lease Agreement and this Pet Agreement. The Landlord may revoke permission at any time if Tenant fails to comply with any of the terms of the Lease Agreement and the Pet Agreement/Addendum.

2: SERVICE, GUIDE, SIGNAL OR SUPPORT ANIMAL OR PET

Under the Americans with Disabilities Act (ADA), the term "pet" excludes a service, guide, signal or support animal used by Tenant because of any physical handicap or because the Tenant is a handler or trainer of support or guide animals. The ADA defines "service animal" as a dog that has been individually trained to do work or perform tasks for the benefit of an individual with a disability. Additional information of Service Animals and subsequent rights and protections can be found on <http://www.hud.gov>. Is the pet actually a Certified Service Animal or in training to be a Certified Service Animal? **Yes/No**

A "pet" is defined as any animal, whether mammal, reptile, bird, fish rodent or insect. The term "pet" excludes a service animal.

3: ANIMAL DESCRIPTIONS

Animal descriptions as described on Pet Application Form.

License Number: _____

LANDLORD AND TENANT FURTHER AGREEMENTS AND REQUIREMENTS

The Tenant(s) is hereby permitted to keep the following _____ pets that are described individually on Pet Application Form [attached], on the Property during the Tenant's lease period. The Tenant understands that a refundable pet deposit in the amount of \$_____ and a non-refundable pet deposit in the amount of \$_____ is due and payable at time of move-in.



The Tenant acknowledges that any damage done to the Property by the pets listed in this Pet Agreement or by visiting pets will be reimbursed to the Landlord as set out in the Lease Agreement including any damage to the exterior or interior of the premises, grounds, flooring, walls, trim, finish, tiles, carpeting, or any stains, etc.

Damage caused by the pet will be the full financial responsibility of the Tenant and that Tenant agrees to pay all costs involved in the restoration to its original condition. If because of any such stains, etc., the damage is such that it cannot be removed, then Tenant agrees to pay the full expense of replacement.

The Tenant will provide adequate and regular veterinary care, as well as ample food and water, and will not leave pet unattended for any undue length of time. Tenant will diligently maintain cleanliness of litter boxes as well as pet sleeping and feeding areas. Tenant will prevent pets from engaging in behaviors or creating excessive noise at a level that disturbs neighbors, including, but not limited to, barking, jumping, and running.

The Tenant agrees that, if there is reasonable cause to believe an emergency situation exists with respect to the pet and if efforts to contact the resident or emergency caretaker are unsuccessful, the Landlord may contact the local animal control authority and assist its staff in entering the Property. Examples of an emergency situation include suspected abuse, abandonment, fire or other disaster, or any prolonged disturbance. If it becomes necessary for the pet to be boarded or to receive emergency medical care, any and all costs incurred will be the sole responsibility of the Tenant.

The Tenant agrees to indemnify, hold harmless, and defend Landlord or Landlord's agents against all liability, judgments, expenses (including attorney's fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by the Tenant's pet(s).

Should the Tenant fail to comply with any part of this Pet Agreement/Addendum, the Owner/Agent reserves the right to revoke permission to keep the pet. In such event, the Resident agrees to permanently remove the pet from the premises within 48 hours of receiving written notice thereof from the Owner/Agent failure to comply with same shall be grounds for immediate termination of the rental agreement.

☐ **NO PET AT MOVE- IN** – If you do not have a pet at move in and you add one during your term of residency the current pet deposit, fee will be assessed , non-qualified pets will be asked to leave.

☐ **PET ADDED AFTER MOVE-IN**

Landlord: _____

Tenant(s): _____

Date of Agreement: _____

