

**BELLTOP APARTMENTS, LLC**  
**PET AGREEMENT WITH PET RULES**

This agreement is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between Belltop Apartments, LLC (Owner) and \_\_\_\_\_ Tenant(s) shall be incorporated as an Addendum to the original Lease Agreement between the parties for rental of the Premises located at 20 Lawrence Street Apartment \_\_\_\_\_. In consideration of their mutual promises, Owner and Tenant(s) agree as follows:

1. **Description of Pet.** Tenant(s) are hereby permitted to have only one (1) pet, subject to the terms and conditions of this Pet Agreement.

Type of animal(s) \_\_\_\_\_

Breed: \_\_\_\_\_

Color: \_\_\_\_\_

Weight: \_\_\_\_\_

Name of Pet Owner: \_\_\_\_\_

No other animal shall be permitted by Tenant(s) in the premises at any time.

All Pets must have all shots, immunizations, etc. Veterinary proof must be on file with Owner.

2. **Pet Rules:** Tenant(s) agree to abide to the following rules:

A. **Nuisance:** The Pet shall not cause any damage to the Premises, or to the grounds. The pet should not cause any discomfort, annoyance, or nuisance to any other Tenant(s).

B. **Sanitary Problems:** All cats must be housebroken. The Pet may not be feed, or given water, or allowed to urinate or defecate, on any unprotected flooring inside the apartment. **Tenant(s) shall immediately remove and properly dispose of all Pet waste on the grounds.**

C. **Abandonment:** Tenant(s) may not abandon their Pet for any extended period of time without food or water, or fail to care for it if it is sick.

D. **Compliance with Laws:** Tenant(s) agree to comply with all applicable governmental laws and regulations, including municipal licensing and vaccination requirements.

E. **Specify Type of Pets:** The following rules apply to specific types of Pets:

(1) **Dogs:** Dogs must be kept on a leash at all times that they are outside of apartment, and may not be left unattended. No dog is permitted unless it is current on all shots. Dogs must be less than 40 lbs.

(2) **Cats:** Cats must be kept in apartment at all times, except for transporting. Under no circumstances are cats allowed in common indoor or outdoor areas. You may **NOT** dispose of litter in the toilet even if it is marked "flushable". No more than 1 cat is allowed in each unit.

(3) **Birds:** Birds must remain in cages at all times.

F. **Additional Rules.** Owner may from time to time, upon a 10-day's written notice to the Tenant(s), make reasonable changes or additions to the pet rules set forth above.

3. **Owner's Remedies for Violation.**

A. **Removal of Pet By Tenant(s).** If, in Owners sole judgment, any rule or provision of this Pet Agreement is violated by Tenant(s), or their guests, Tenant(s) shall immediately and permanently remove the Pet from the Premises upon ten days' written notice from Owner.

B. **Removal of Pet by Owner.** If, in Owners sloe judgment, Tenant(s) have abandoned the Pet, left it for any extended period of time without food or water, failed to care for it if it is sick, or left it unattended in violation of the rules herein, then Owner may upon 24 hours written notice left in a conspicuous place, and in accordance with the terms of the Lease dealing with entry to the Premises, enter the apartment of the Tenant(s) to remove the pet and turn the pet over to the Humane Society or local authorities. Owner shall not be liable for loss, harm, sickness, or death of the pet. Owner has no lien on the pet for any purpose, but Tenant(s) shall pay for reasonable care and kennel charges if the Pet is removed in accordance with this paragraph.

C. **Cleaning and Repairs.** Tenant(s) shall be jointly and severally liable for the entire amount of all damages caused by the Pet. If any item cannot be satisfactorily cleaned or repaired, Tenant(s) must pay for the complete replacement of such item.

D. **Injuries.** Tenant(s) shall be strictly liable for the entire amount of any injury to any person or property caused by the Pet and shall indemnify Owner for all costs of litigation and attorney's fees from same.

E. **Other Remedies.** This Pet Agreement is an Addendum to the Lease between Owner and Tenant(s). If any rule or provision of this Pet Agreement is violated, Owner shall, in addition to the foregoing, have all rights and remedies set forth in the Lease for violations thereof, including, but not limited to, eviction, damages and attorney's fees.

4. **Security Deposit.** Tenant(s) are responsible for and must immediately pay for all damages or injuries caused by their pets. If the cost of repairing damages by the Pet exceeds the Pet rent, Owner may use funds from the Tenant(s) regular security deposit to cover the excess.

**The undersigned Tenant(s) acknowledge(s) having read the Pet Agreement with Pet Rules and understands the foregoing, and receipt of a duplicate original.**

\_\_\_\_\_  
(Tenant)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Tenant)

\_\_\_\_\_  
(Date)