



Pet agreement

TENTANT(S): _____

LOCATION:

Rental Address _____ # _____ City _____, WA

TERMS:

1. **CONDITIONAL AUTHORIZATION FOR PET.** Resident(s) are hereby authorized to keep a pet, which is described below, on the premises of the above rental unit until the lease expires. Authorization may be terminated if resident's right of occupancy is lawfully terminated or if the pet rules listed below are violated in any way by resident or resident's family, guest or invitee.
2. **ADDITIONAL SECURITY DEPOSIT.** The total security deposit as required in the lease shall be increased by \$_____.
3. **PET FEE.** Resident will pay a one time non-refundable pet fee of \$__200.00__ in order to have the pet inside the rental unit.
4. **ADDITIONAL MONTHLY RENT.** \$_____. The total monthly rent as stated in the lease shall be increased by the foregoing amount.
5. **NO LIMIT ON LIABILITY.** The additional monthly rent and pet fee under this pet agreement does not limit the residents' liability for property damages, cleaning, deodorizes, defleaing, replacements and/or personal injuries set forth below.

DESCRIPTION:

Type	Breed	Color	Weight	Name	Housebroke	Date of last Rabies Shot	In/Out
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____

PET RULES:

Residents are responsible for the actions of the pet at all times and agree to abide by the following rules:

1. Residents agree that the above described pet(s) will not disturb the rights, comforts and convenience of neighbors, or other residents in the same building (if the apartments or condos). This applies whether the pet(s) is/are outside of resident's rental unit.
2. When the pet(s) is/are outside of the rental unit, pet(s) shall be kept in abeyance of local "leash laws" and other applicable statues and ordinances, but in addition, shall not be allowed to run lose, but rather must be confirmed as follows: _____
3. If the residence is an apartment or condo, the residence shall nit tie or fix pet(s) to any object anywhere in or on apartment or condo complex, including walkways, stairs, stairwells, parking lots, grassy areas or ant other place within the apartment or condo complex.
4. Resident is responsible to pick up, remove and dispose of pet(s) defecation, and must obey all local ordinances and statues regarding disposal of animal defecation and waste; and in any case if residence is an apartment or condom the resident will not permit pet(s) to defecate or urinate anywhere on the complex premises including patio areas, walkways, stairwells, parking lots, grassy areas or any other place within the apartment or condo complex.
5. Dogs and cats (if permitted inside the rental unit) must be housebroken, and birds must be caged at all times. Absolutely no breeding of pet(s) or the keeping of pet offspring is or will be allowed.
6. Owner of Misty Mountains Realty, LLC. reserves the right to make reasonable additions and changes to the PET RULES herein, if in writing and distributed to all residences who are permitted to have pets. New or revised terms and conditions will be considered an addendum to this agreement and will supersede the related part of this agreement.

Violation of any of the above rules shall b e considered a violation of the resident's lease, and may be subject to termination at the discretion of Misty Mountains Realty, LLC.or the owner of the above property.

LIABILITY:

1. **LIABILITY FOR DAMAGES.** Residents shall be liable for the entire amount if damages caused by pet(s) allowed by t his agreement. This applies to carpets, doors, walls, drapes, window, screens, furniture, appliances, and any other part of the rental unit or complex, including landscaping lawn, trees, shrubs, and personal property owned by the anyone other then the pet owner. If such items cannot be satisfactorily cleaned or repaired, the resident must pay for complete replacement by Owner. Payment for damages, repairs, cleaning replacement, etc., shall be due immediately and shall be classified as additional RENT under the terms of the attached LEASE. Failure to pay such charges shall be deemed failure to pay rent and the resident shall be subject to termination and/or eviction. Resident shall be strictly liable for the entire amount of any injury to the person or property of others, caused by such pet(s): and resident shall indemnify and hold harmless both Misty Mountains Realty, LLC.And the owner for all costs of litigation and attorney's fees resulting from same.
2. **MOVE-OUT.** Upon move-out of residents, the carpets will be professionally shampooed, and deflead for the protection of future residents (if pet has been allowed by this agreement, or was found to be permitted by resident to come inside rental unit) at expense of resident. Resident shall also be liable for deodorization of the rental unit, if such is necessary in the judgment of the Owner Misty Mountains Realty, LLC.. Such shampooing, defleaing, and/or deodorization will be arranged by the Owner or Misty Mountains Realty, LLC.And paid by the resident, or withheld from residents deposit.
3. **VIOLATIN OF RULES.** If any rule or provision of the Pet Agreement is violated by residents, other occupants, guests, or invites, residents shall, at Owners option immediately and permanently remove the pet from the premises upon written notice by Misty Mountains Realty, LLC.. If the resident refuses to remove the pet, or after removal, is again found to still have the pet, eviction procedures may begin at option of Owner or Misty Mountains Realty, LLC..

THIS IS A BINDING LEGAL DOCUMENT, YOU ARE ADVISED TO HAVE YOUR ATTORNEY REVIEW IT BEFORE SIGNING IF YOU HAVE QUESTIONS.

Resident

Date

Owner

Resident

Date

Owner