

PET AGREEMENT
DULING-WARNOCK RESIDENTIAL
Findlay, Ohio 45840

Sandusky Square 1306 W Sandusky Ave. (Office 419-427-1348)
Charleston Apartments 2311 Massillon St. (Office 419-427-2830)

In the event of a violation of any of the following terms and conditions, the Owner/Management shall have the right to immediately cancel this Agreement and require the Pet Owner/ Tenant to immediately remove the pet from the premises. Cancellation of this Agreement will not imply a waiver of the tenant's responsibility for any damage.

Tenant's Name _____ Address _____

Owner/Management agrees to waive the pet restrictions of the rental agreement/lease provided that the tenant/pet owner agrees to and meet the following terms and conditions:

1. Only the pet listed and described below is authorized under this pet agreement. Application for additional or other pets must be made to and approved by the owner/management prior to owning the pet/moving the pet into the unit.
2. Tenant agrees to accept full responsibility and liability for any damage, injury, or actions arising from or caused by his/her pet.
3. Tenant is encouraged to purchase and keep in effect Renter's Insurance (which carries liability coverage) on all dogs. Proof of insurance, if any, should be provided to the office for inclusion in your tenant file.
4. Tenant agrees to register the pet in accordance with local laws and requirements. Tenant agrees to immunize the pet in accordance with local laws and requirements.
5. Tenant agrees to promptly clean up after the pet. Pet will not cause danger, damage, nuisance, noise, health hazard, or soil the apartment, premises, grounds, common areas, walks, parking areas, landscaping, or gardens.
6. Pet shall not be left outside unattended.
7. Tenant warrants that the pet is housebroken. Tenant also warrants that the pet has not had a history of causing physical harm to persons or property, such as biting, scratching, chewing, etc, and further warrants that the pet has no vicious history or tendencies.
8. Tenant agrees to observe the following regulations:

Dogs and Cats: Must be controlled at all times. Must be kept on a short leash while in common areas or on the grounds. Barking will not be tolerated in that it is considered to be a nuisance to other tenants. Proper disposal of cat litter (securely bagged) must be completed on a frequent basis. Odors arising from cat litter and/or dog waste will not be tolerated. Restricted breeds: pit bulls, Staffordshire terriers, Rottweilers, chows, and Dobermans are not permitted. Owner/management reserves the right to require proof of breed from licensed veterinarian.

Birds: Birds will be properly caged. Seeds and droppings will be shielded or caught to prevent accumulation and/or damage to carpets and floors.

Fish: Aquariums will not leak and will be cleaned regularly to prevent foul water and odors.

Other: No exotic pets, for example: lizards, snakes, spiders etc.

Other terms and conditions: _____

Pet Description:

Kind	Type or breed	Color(s)	Name	Age	Weight
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Pet Fees:

Tenant agrees to pay a Non-Refundable Pet Fee of \$ _____ plus the following per month charge of \$ _____ for pet named above.

All pet fees are paid for the privilege of having a pet. Pet fees will not be applied towards damages caused by the Pet upon vacating your unit.

- Only 2 (two) dogs are permitted in each dwelling unit (restrictions apply).
- Only 2 (two) cats are permitted in each dwelling unit.
- 1 (one) dog and 1 (one) cat will be permitted on a case-by-case basis.
- Any Resident already grandfathered under previous Management pet regulations are exempt from the above quantity restrictions until vacating of said Resident’s dwelling unit.

Tenant also agrees to be responsible for the repair of any damage done to the apartment or grounds caused by the pet. This is in addition to the proper uses of the security deposit paid for the apartment. Any fee paid does not limit the tenant’s obligation for this responsibility. **FURTHER, SHOULD PET DAMAGE BE INCURRED, TENANT ACKNOWLEDGES THAT FINANCIAL RESPONSIBILITY SHALL APPLY FOR THE FULL REPLACEMENT OF ANY SUCH DAMAGED PROPERTY/MATERIALS, REGARDLESS OF AGE AND/OR CONDITION OF SAID PROPERTY/MATERIALS PRIOR TO THE APPLICABLE PET RELATED DAMAGE.**

SIGNATURES:

Owner or his agent _____ Date _____

Tenant _____ Date _____

Tenant _____ Date _____

Co-Signer _____ Date _____

Co-Signer _____ Date _____