

Pet Policies and Agreement

26-28 Johnson St / Dayton, OH 45410

This pet agreement is an amendment to the lease dated [date] between the tenant, [name], and the landlord, Ian Dunn.

The tenant agrees to abide by the policies listed in this document and the landlord agrees to permit the tenant to keep the pet(s) described in this agreement in accordance with the policies.

Tenant shall be liable for any damage or injury whatsoever caused by the pet(s) and shall pay landlord or landlord's agents or employees immediately, upon demand, for any and all costs incurred by landlord as a result of damage or injury caused by the pet(s).

Tenant agrees to indemnify, hold harmless, and defend landlord and all of landlord's agents and employees against all liability, judgments, expense (including attorneys' fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by tenant's pet(s).

Tenant agrees that landlord and landlord's agents and employees have the right to enter tenant's apartment without prior notice if there is reasonable cause to believe that a pet has been left alone in tenant's apartment and either that pet is creating a disturbance or any other emergency situation appears to exist with respect to the pet. Landlord or landlord's agents or employees shall attempt to contact tenant before entering the apartment and shall enter only if they are unable to contact tenant within a reasonable amount of time. Upon entering, landlord or landlord's agents or employees may make any appropriate arrangements with respect to the pet's care, including removing the pet and placing it in a temporary home. Landlord or landlord's agents or employees may deduct any cost incurred from tenant's pet deposit.

Policies

1. Tenants are responsible for keeping all areas of the property clean and free from parasites, such as fleas. The apartment should also be free from excessive odors.
2. Adult dogs and cats should be spayed or neutered.
3. Tenants are responsible for the health and welfare of their pets. Tenants have a duty of care to provide their pets with a suitable place to live, a suitable diet, proper exercise and adequate health care.
4. If the landlord believes that a pet kept in their property has been neglected or abandoned, they will report the case to an appropriate animal welfare organization.
5. Tenants must not leave their pets in the property when they are away unless clear arrangements have been made for their care. Pets should be boarded elsewhere but close supervision by a neighbor may be acceptable for some animals.

6. Dogs should not be left alone in the property for more than 9 hours at a time. Tenants must ensure that their dogs will not cause damage to the property if they are left unsupervised.
7. All pets must be vaccinated and regularly treated for fleas and worms (if appropriate). Tenants may be required to provide evidence of this from their veterinary surgeon.
8. Tenants will need to thoroughly clean any carpeted areas when moving out to remove hair and stains. If professional cleaning is needed, the tenant will be required to pay the cost of it.
9. Tenants must ensure that their pets do not cause a nuisance to other tenants, neighbors or visitors. This includes excessive noise and damage to other people's property. Dogs must be kept under control and on a lead in all public places, communal areas and walkways.
10. Pets must not be allowed to defecate inside the property, except for caged pets and pets trained to use a litter tray. Any pet feces must be removed immediately from the outside areas and disposed of safely and hygienically.
11. Pets should wear a collar with their owner's name and address on it when in a public place.
12. Tenants may not breed or offer for sale any animal in this property.
13. Tenants who wish to obtain an additional pet after moving into the property must apply for permission in writing to the landlord

By signing this agreement, tenant has agreed to the above and has paid a pet deposit of \$150.

This deposit is in addition to and separate from the customary security/cleaning deposit collected at the time of tenancy. The pet deposit is fully refundable if landlord or landlord's agents or employees determine there are no damages caused by the pet(s) upon tenant's vacating the premises or permanently relocating the pet(s).

PET NAME	BREED	AGE

EMERGENCY CARETAKER CONTACT INFORMATION

VETERINARIAN CONTACT INFORMATION

ADDITIONAL COMMENTS

TENANT SIGNATURE	DATE

OWNER SIGNATURE	DATE