



PET AGREEMENT

LANDLORD: \_\_\_\_\_

TENANT: \_\_\_\_\_

PREMISES: \_\_\_\_\_  
(Apt. No.) (Address) (St., Ave., Blvd)

California \_\_\_\_\_  
(City)

PET(S) Kind: \_\_\_\_\_

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

Name: \_\_\_\_\_

Tenant, in consideration of this agreement which is incorporated into the rental agreement, shall abide by the following terms, each of which is material.

1. **Pet(s) allowed:** \_\_\_\_\_ which \_\_\_\_\_ on the premises are described above.

2. **Repair and/or Replacement:** \_\_\_\_\_ either, at the sole election of the landlord, repair in a workmanlike manner or reimburse the landlord \_\_\_\_\_ of said repair, upon a demand contained in a three day notice to perform or quit, any damage to the premises \_\_\_\_\_ furnishings and improvements, caused by the pet(s).

3. **Dogs:** \_\_\_\_\_ must be neutered. \_\_\_\_\_ must be leashed, at all times, outside the premises. Dogs shall not be allowed to \_\_\_\_\_ about the premises. Any such defecation must be immediately removed and either wrapped or bagged. \_\_\_\_\_ defecation shall not be placed in any trash container. Dogs must not bark or howl or in any way become a nuisance \_\_\_\_\_ to the other tenants of the premises. Dogs shall be kept free of fleas and tenant is responsible for the cost of flea infestation treatment which may be required, at the sole discretion of the landlord. \_\_\_\_\_ that their dog(s) is/are housebroken.

4. **Cats:** \_\_\_\_\_ must be neutered. Cats must be kept inside the premises at all times unless the premises is a single family dwelling. Litter box must be maintained inside the premises and it must be kept clean. Litter must be bagged before being \_\_\_\_\_ into trash.

5. **Birds:** \_\_\_\_\_ may be fed outside the dwelling unit except if the unit is a single family dwelling, or fed \_\_\_\_\_ on \_\_\_\_\_ carpeting.

6. **Local laws and ordinances:** Tenant shall obey all pertinent laws and ordinances.

7. **Fish/Aquariums:** \_\_\_\_\_ shall not exceed 10 gallons capacity.

8. **Reptiles/Insects/Small Mammals:** \_\_\_\_\_ Shall be kept caged at all times.

9. **Breach of Covenant:** The breach of any covenant of this agreement, following the service of a three day notice to perform or quit on the tenant, shall be deemed a material breach of the rental agreement and will entitle the landlord to restitution of the premises, and such other damages as may be recoverable pursuant to the terms of the rental agreement.



**10. Unattended Pet:** No pet shall be left unattended for more than twenty-four hours. When tenant is on vacation or away from the premises for more than twenty-four hours, the pet must be taken to a pet care facility. Strangers to the tenancy shall not be allowed to enter the premises to care for the pet.

**11. Abandonment of Pet:** Any pet left at the premises following either voluntary vacation by tenant or lockout pursuant to court order shall be deemed abandoned. The landlord has no responsibility for the care, feeding, and maintenance of the pet, and may immediately turn the pet over to any local animal control authority.

**12. Complete Agreement:** This is the complete agreement between the parties concerning pet(s).

**13. Modification of Agreement:** This agreement may only be modified by an agreement in writing signed by both parties.

**14. Waiver:** The acceptance of rent by the landlord from the tenant after a breach or purpose of breach of this agreement, shall not be considered a waiver of any covenant herein.

**15. Indemnity and Hold Harmless:** The tenant shall indemnify the landlord and hold the landlord harmless from any and all damages, inconveniences, and nuisance which may be caused by the pet, and will reimburse landlord for all expenses occasioned thereby.

**16. Liability** insurance covering injuries or damages caused by the tenant's pet, with a minimum limit per incident as specified by Owner, showing Owner as an additional insured, shall be purchased by tenant and kept in effect during the tenancy on owner's demand.

**17. Other:**

Date: \_\_\_\_\_

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Landlord and/or Agent

**SAMPLE**