

Pet Agreement

Residents: _____

Rental Address: _____

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 \$_____ 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:

Name	Type/Breed	Color	Weight	Age	Housebroken	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 confined as follows:

3. If the residence is an apartment or condo, the residence shall not 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 any 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 condo 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 and/or MMRA Real Estate Management. reserve 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 be considered a violation of the resident's lease, and may be subject to termination at the discretion of MMRA Real Estate Management. or the owner of the above property.

LIABILITY:

1. **LIABILITY FOR DAMAGES.** Residents shall be liable for the entire amount of damages caused by pet(s) allowed by this 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 anyone other than the pet owner. If such items cannot be satisfactorily cleaned or repaired, the resident must pay for complete replacement. 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 MMRA Real Estate Management 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 or MMRA Real Estate Management. Such shampooing, defleaing, and/or deodorization will be arranged by the Owner or MMRA Real Estate Management and paid by the resident, or withheld from residents deposit.
3. **VIOLATION 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 MMRA Real Estate Management. 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 MMRA Real Estate Management.

This is a binding legal document. You are advised to have your attorney review prior to signing if you have questions.

Resident

Date

Owner/Agent

Resident

Date



MMRA
REAL ESTATE MANAGEMENT

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