**Southern Angel Properties, LLC – Pet Agreement**

*\*Lessor = Landlord / Lessee = Tenant*

This pet agreement is an amendment to the lease dated \_\_\_\_\_\_\_\_\_\_\_\_ between the lessee(s),

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_and the Lessor, Southern Angel Properties, LLC. This agreement pertains to the current dwelling mentioned in said lease agreement and a new agreement and additional fees may apply if moving to different unit. Agreement also applies to all Lessees living in the unit, regardless of whether that Lessee’s name appears on the line above.

1. Lessee agrees to abide by this agreement, and Lessee has read and agreed to all terms of the document entitled “Pet Owner Rules and Regulations,” as well as any additional verbiage concerning pets contained in Lessee’s lease and lessor agrees to permit Lessee to keep the pet(s) described in this agreement in accordance with the pet policy. Lessor(s) may, at their discretion, terminate the right of Lessee to keep any pet, including the one(s) named in this agreement, on the premises

 Type of Pet Name of Pet Age Description

1. Lessee(s) shall be jointly and severally liable for any damage or injury whatsoever caused by the pet(s) and shall pay Lessor or Lessor’s agents or employees immediately, upon demand, for any costs incurred by Lessor because of damage or injury caused by the pet(s). **The extra rent payment or extra pet security deposit is non-refundable and in no means meant to offset these charges / damages.**

1. Lessee(s) shall pay $400 as up-front “entrance fee” as well as $40 per month extra both of which are non-refundable fees (vs deposits) to compensate the Lessors for the risks inherent in allowing animals in a dwelling unit.

1. It is also understood that ONLY spayed, neutered, indoor pets are allowed, and that flea treatments and vaccinations must be kept up to date at all times and that lessee will supply lessor with proof of such treatments upon request

1. Lessee agrees that ONLY the pet named in this agreement will be kept in the unit and that NO

 SUBSTITUTIONS ARE ALLOWED.

1. Lessee agrees to indemnify, hold harmless, and defend Lessor and all of Lessor’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 Lessee’s pet(s).

1. Lessee shall provide the following information and promptly notify Lessor in writing of any changes:

Emergency caretaker for pet(s):

Name: Address: Telephone:

Veterinarian:

Name: Address: Telephone:

6. Lessee agrees that Lessor and Lessor’s agents and employees have the **right to enter Lessee’s apartment without prior notice** if there is reasonable cause to believe that a pet has been left alone in Lessee’s apartment and either that pet is creating a disturbance or any other emergency appears to exist with respect to the pet. Lessor or Lessor’s agents or employees shall attempt to contact Lessee before entering the apartment and shall enter only if they are unable to contact Lessee within a reasonable amount of time. Upon entering, Lessor or Lessor’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. Lessor or Lessor’s agents or employees may deduct any cost incurred from Lessee’s pet deposit.

By signing this agreement, Lessee has agreed to the above. (ALL Lessees must sign, regardless of who owns the pet. If there are more than two Lessees, simply sign in the blank area under the provided signature lines)

Dated: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Lessor, Southern Angel Properties, LLC

Dated: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Lessee

Dated:

Lessee

**Southern Angel Properties, LLC**

**Management: 207-873-9321 \* Leasing: 207-314-4029 \* Maintenance: 207-242-8160 www.sangelproperties.com**

# Pet Owner Rules and Regulations

1. DOGS

* 1. Only one (1) dog shall be permitted per home and under the supervision of an adult. Size and breed restrictions will apply at management’s discretion. Exceptions may be granted by written permission and may be rescinded at any time, for any reason.

* 1. The dog must receive prior written approval from management. We reserve the right to deny the dog and/or have it removed at the owner’s expense.

* 1. Tenants must provide management with proof of liability insurance ie. Renter’s insurance, sign a written pet agreement, show proof of inoculation in accordance with the local laws. We also need a photo of your dog PRIOR to bringing the dog into your apartment.

* 1. All dogs must display identification tags and be licensed.

* 1. Tenants will be accountable to the other tenants and their families, visitors, guests for the conduct and behavior of their pets for any property damage or injury caused by their dog.

* 1. If your dog causes a substantial annoyance to the other tenants, you must either give up the dog or vacate your tenancy. Excessive noise on the part of the pet is deemed to be a substantial annoyance.

* 1. No dogs will be allowed to be tied, kenneled or left outside at anytime.

* 1. All dog excrement in the yard/grounds must be disposed of daily. You are also responsible for the immediate removal and disposal.

* 1. If management receives a complaint from another tenant or guest related to your pet, it will be investigated as soon as possible. We reserve the right to have your dog removed for aggressive or unacceptable behavior at owner’s expense.

* 1. Visitors are NOT allowed to bring their dogs on the premises with the exception of certified service dogs.

* 1. Management reserves the right to deny you a dog if the proposed pet is judged to compromise the general welfare of other tenants.

* 1. Under NO circumstances are dogs allowed to go to the bathroom INSIDE an apartment, no matter how many papers or pads are utilized.

1. CATS

* 1. Only two (2) cats permitted per household.

* 1. Indoor cats only. Cats are not permitted to roam freely.

* 1. Cats must be inoculated in accordance with local laws.

* 1. Proof on inoculation must be sent to management once per year. Flea treatments to be applied

1. General Rules related to all pet owners

* 1. Southern Angel Properties, LLC assumes no liability for any damage or injury to persons or property caused by any homeowner’s pet. Sole liability lies with the pet owner.

* 1. The tenant shall be responsible for any pet-related insect infestation and shall pay promptly upon receipt of the bill, for all materials and/or labor used for necessary extermination.

* 1. All new cats and dogs must be neutered or spayed.

* 1. We may impose at our discretion further rules governing pets with a 30 day written prior notice.

* 1. Renters may have maximum of two pets but we reserve the right to limit the number to 1.

* 1. Management reserves the sole right to determine the acceptability as to the type of pets that may be permitted to live in the apartment.

* 1. Management reserves the right to revoke permission to keep a pet at anytime FOR ANY

REASON. IF WE SMELL STRONG PET ODOR, OR DETECT FLEAS WE MAY AUTOMATICALLY REVOKE PET PRIVILEGES IN YOUR APARTMENT.

* 1. Pet sitting on site is NOT allowed. Visiting pets are NOT allowed.

* 1. Management reserves the right to grant exceptions to previously stated rules under special circumstances, including denying pet ownership.

## PET FEES vs DEPOSITS

We do not ask for pet “Deposits.” Both one time and monthly pet fees are *fees*, **not deposits**. They are not meant to be used against any actual damages caused by pets. These fees are simply to compensate us for the risk and extra wear and tear caused by even the best of pets. In other words, the fees are simply our way of being compensated for allowing something we’d rather not allow.

**Revised May 2016**