Westlakes Apartments Pet Agreement

This agreement is attached to and forms a part of the Westlakes Apartment Lease Agreement between Westlakes Apartments, Owners, and
_____, Tenants.

Tenants desire to keep the following pet(s) in their apartment # _____ and no others:

_____ _____
(species, color, #1) (species, color, #2)

Because the rental documents specifically prohibit keeping pets without the Owner's written permission, Tenants agree to the following terms and conditions in exchange for this permission:

1. Tenants agree to pay a one-time pet registration fee in the amount of $250.00 for the first month or partial month of pet occupancy, which will begin or began on _____ (month and year), and monthly pet rent of $20.00 per pet per month, or any part of a month, of pet occupancy thereafter.
2. Tenants agree to keep the pet at all times within the tenant's apartment and to not allow it to exit to the complex grounds. Tenants acknowledge that any pet found on the complex grounds shall be taken to the appropriate public facility by Owner without notice.
3. Tenants agree to maintain the apartment and apartment complex free from damage of all kinds by the pet including, but not limited to, droppings, urine, odors, and noise.
4. Tenants understand that, despite best efforts, pets tend to attract fleas which may not be apparent at the time of the move out inspection. Tenants understand that Owner must assure the next tenants that the unit if free of fleas and flea larvae and will fumigate all apartment units that have had a history of having a pet. Tenants agree to pay a set fee of $62.00 as a move out cost for this fumigation. This charge does not include other charges that might be added as move out charges for pet damage.
5. Tenants agree not to leave food or water for their pet outside their dwelling where it may attract other animals.
6. Tenants agree to clean up after their pet and to dispose of their pet's waste properly and immediately.
7. Tenants agree that this Agreement applies only to the specific pet(s) described above and that no other pet may be substituted or added. Tenants agree to furnish the Owner with a picture of their pet, upon request.
8. Tenant indemnifies and holds Owner harmless for any damages or claims that may arise from the tenant's possession of any pet.
9. Tenants agree that Owner reserves the right to revoke, without recourse, permission to keep any pet should the Tenants, in the sole judgment of Owner, violate the terms and conditions of this agreement or if Owner decides, unilaterally, to modify or revoke its pet policy for the entire building.

This agreement will terminate automatically upon the termination of the Lease Agreement. It may also be terminated by Tenants upon the receipt of a written notice available at the Westlakes Office and upon demonstration that a pet no longer inhabits the apartment unit.

It is agreed that any breach or violation of this agreement shall constitute a breach of the Westlakes Apartment Lease Agreement and shall be a cause for eviction of the undersigned tenant.

Tenant_____ Date_____
Signature

Authorized Agent for Westlakes Apartments_____