

## ***PET AGREEMENT***



This agreement is attached to and is part of the Real Estate Lease dated <Lease Date> between Horn Rentals Ltd. (Michael Horn, its Manager/Member) ("Landlord"), and <Tenant Name> ("Tenant"). It becomes effective on <Effective Date> and applies to <Address>., Thornton, CO 80229 ("Premises").

Tenants desire to keep the following described pet

Type: \_\_\_\_\_

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

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

Weight: \_\_\_\_\_

Age: \_\_\_\_\_

in the dwelling they occupy under the Real Estate Lease referred to above. Because this agreement specifically prohibits keeping pets without the Owners' permission, Tenants agree to the following terms and conditions in exchange for their permission:

- 1) Tenants agree that they are solely responsible for the maintenance of the above described pet, and agree to keep their pet under control at all times.
- 2) Tenants agree to keep their pet restrained, but not tethered, when it is outside their dwelling.
- 3) Tenants agree to adhere to local ordinances, including leash and licensing requirements.
- 4) Tenants agree not to leave their pet unattended for unreasonable periods.
- 5) Tenants agree to clean up after their pet and to dispose of their pet's waste properly and quickly.
- 6) Tenants agree not to leave food or water for their pet or any other animal outside their dwelling where it may attract other animals.
- 7) Tenants agree to keep their pet from being unnecessarily noisy or aggressive and causing any annoyance or discomfort to others and will remedy immediately any complaints made through the Landlord.
- 8) Tenants agree to provide their pet with an identification tag that the pet will wear at all times while on the premises.
- 9) Tenants agree not to breed or allow the pet to reproduce, but if this should occur, the pet's offspring will be placed within eight weeks of birth.
- 10) Tenants agree that any damage to the exterior or interior of the premises, grounds, flooring, walls, trim, finish, tiles, carpeting, or any stains, etc., caused by the pet will be the full financial

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responsibility of the resident and that resident agrees to pay all costs involved in the restoration to its original condition. If because of any such stains, etc., said damage is such that it cannot be removed, then resident hereby agrees to pay the full expense of replacement.

11) Tenant agrees to pay an additional deposit, which deposit shall not be refundable, of \$300.00 per animal.

12) Tenants agree to pay for pest infestation services resulting from pets allowed in the property by tenant after termination of occupancy.

13) Tenants agree if there is reasonable cause to believe an emergency situation exists with respect to the pet, and if efforts to contact the Tenant and emergency caretaker are unsuccessful, the Landlord may contact the local animal control authority and assist its staff in entering the Premises. Examples of an emergency situation include suspected abuse, abandonment, fire or other disaster, or any prolonged disturbance. If it becomes necessary for the pet to be boarded, any and all costs incurred will be the sole responsibility of the Tenant.

14) Tenants agree to indemnify, hold harmless, and defend Landlord against all liability, judgments, expenses (including attorney's fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by the Tenant's pet(s).

13) Tenants agree that this Agreement applies only to the specific pet described above and that no other pet may be substituted. Tenants agree to furnish the Landlord with a picture of their pet prior to occupancy.

14) Tenants agree that the Landlord reserves the right to revoke permission to keep the pet should the Tenants break this agreement. Tenants will be given 3 days to remove the pet from the premises.

15) Any animals on the property not registered under this Rental Agreement will be presumed to be strays and will be disposed of according to law, at the option of the Landlord.

**LANDLORD:** HORN RENTALS LTD.  
9726 Ogden St.  
Thornton, CO 80229

**By:** \_\_\_\_\_ **DATE:** \_\_\_\_\_  
Michael Horn, Member/Manager

[TENANT SIGNATURE/S FOLLOW ON NEXT PAGE; REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]

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**TENANT:**

**Date:**

Printed Name \_\_\_\_\_

Signature \_\_\_\_\_

Additional Tenant:

Printed Name \_\_\_\_\_

Signature \_\_\_\_\_

Emergency Contact for Pet (Please print): \_\_\_\_\_

Phone number: \_\_\_\_\_

Relationship: \_\_\_\_\_