



COLORADO APARTMENT ASSOCIATION



PET AGREEMENT

This is an Addendum to the Rental Agreement between \_\_\_\_\_, hereinafter called Owner, and \_\_\_\_\_, hereinafter called Resident, as follows:

- 1. The animal pet is a male/female \_\_\_\_\_, which is approximately \_\_\_\_\_ years of age, and weighs \_\_\_\_\_ pounds. Maximum adult weight allowable in this apartment community is \_\_\_\_\_ pounds.
2. The said animal is generally described as follows, insofar as breed, height, weight and physical identifying characteristics are concerned:
3. Said animal pet has been properly licensed and inoculated for rabies and other usual inoculations for the type of animal.
4. Permission to keep the pet is restricted to the particular pet or pets described above, and does not extend to any other animals.
5. Pet must be kept in the Apartment, on a leash or carried at all times. Pet will not be allowed to run loose on grounds or other common areas.
6. Resident states that the said animal pet will not disturb any of the other Residents, and will not damage any of the property of the apartment community; if, in the judgment of the management, the animal pet disturbs any of the other Residents of the apartment community, the Resident agrees, on ten (10) days written notice, to remove said animal pet from the Resident's Apartment permanently; Resident further agrees that he will promptly pay for any damage done to any of the apartment community by said animal pet, and further agrees to hold management and the Owner of said apartment community harmless from any claim by reason of the said animal pet being on the premises. Residents are responsible for the action of the pet at all times.
7. Resident agrees to pay \$\_\_\_\_\_ pet deposit prior to taking occupancy or obtaining a pet. \$\_\_\_\_\_ of the deposit is a non-refundable 'pet fee'. This fee does not limit the Resident's liability, and in the event repair or cleaning in excess of the above amount is required, Resident agrees to pay all those costs in excess of the pet fee. The remaining \$\_\_\_\_\_ is refundable after termination of occupancy, less the cost of cleaning or repairs made necessary by the pet. In the event the deposit amount is not sufficient to cover these costs, Resident will be responsible for paying the additional costs.

Such additional costs include, but are not limited to, the replacement costs installed, minus depreciation, of carpets, drapes, padding, woodwork, screens, doors and landscaping of the property caused by destruction or bodily elimination. The Resident is solely responsible for inspecting the premises prior to taking occupancy to report any damage from prior Residents.

I have read, understand and agree to comply with all covenants of this Agreement.

Dated this \_\_\_\_\_ day of \_\_\_\_\_,

Resident: \_\_\_\_\_

Resident: \_\_\_\_\_

By: \_\_\_\_\_ Owner/Manager