

Thunder Hill Properties, LLC – Pet Agreement

(Lessor = Thunder Hill Properties LLC or its agents)

This pet agreement & policy addendum is an amendment to the lease dated _____ between the lessee(s), _____ and the Lessor, Thunder Hill 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.**

Lessee agrees to abide by this agreement, and that Lessee has read and agreed to all terms of this agreement, as well as any additional verbiage concerning pets contained in the Lease Agreement 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 (dog/cat/breed)	Name of Pet	Age	Description
_____	_____	_____	_____
_____	_____	_____	_____

All Lessee(s) shall be jointly and severally liable for any damage or injury whatsoever caused by the pet(s), **regardless of who owns the pet,** 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).

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 to live in a dwelling unit.

Lessee agrees that ONLY the pet(s) named in this agreement will be kept in the unit and that NO SUBSTITUTIONS ARE ALLOWED.

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).

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: _____

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 or urgent situation 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. (Defined solely by Lessor or Lessor's agents) 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.

General Rules related to all pet owners

1. The pet must receive prior written approval from Lessor. We reserve the right to deny the dog and/or have it removed at the owner's expense.
2. It is understood that ONLY spayed, neutered, indoor pets are allowed, (some exceptions granted) 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.
3. Lessor 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.
4. Lessee(s) must sign this pet agreement, show proof of inoculation in accordance with the local laws.
5. Lessee(s) must purchase a renter's insurance policy and show proof of same before being approved for any pet and continue to show proof each renewal period while under a Lease Agreement with Lessor.

6. The Lessee 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. If fleas are found within thirty (30) days of move-out, it will be assumed that the fleas came from your pet and charges will be billed to you or deducted from security deposit.
7. It is understood that your security deposit will be returned within 30 days of moving out instead of the customary 2 weeks, to allow time to detect fleas or other difficult to detect pet damage, such as urine damage, etc.
8. We may impose at our discretion further rules governing pets with a 45 day written prior notice.
9. Lessee(s) may have maximum of two pets but we reserve the right to change this limit, without notice, at our discretion.
10. Lessor reserves the sole right to determine the acceptability as to the type of pets that may be permitted to live in the apartment.
11. If we smell strong pet odor, or detect fleas, we may automatically revoke pet privileges in your apartment.
12. Lessee(s) will be accountable to the other residents, their families, visitors, & guests for the conduct and behavior of their pets and for any property damage or injury caused by their pet. If your pet causes a substantial annoyance to the other Lessee(s), you must either give up the pet or vacate your tenancy. Excessive noise or odor on the part of the pet is deemed to be a substantial annoyance.
13. Pet sitting on site is NOT allowed. Visiting pets are NOT allowed with the exception of certified service animals.
14. Lessor reserves the right to grant exceptions to previously stated rules under special circumstances, revoke privileges at its discretion and even deny pet privileges altogether.

Policies specific to dogs

1. Size and breed restrictions will apply **at Lessor's discretion**. Exceptions may be granted by written permission and may be rescinded at any time, for any reason.
2. Lessee(s) must supply a photo of your dog PRIOR to bringing the dog into your apartment.
3. All dogs must display identification tags and be licensed.
4. No dogs will be allowed to be tied, kenneled or left outside at any time.
5. All dog excrement on the grounds must be cleaned and disposed of immediately

6. We reserve the right to have your dog removed for aggressive or unacceptable behavior at your expense.
7. Under NO circumstances are dogs allowed to go to the bathroom INSIDE an apartment, no matter how many papers or pads are utilized.

Policies specific to cats (or other)

1. Indoor cats only. Cats are not permitted to roam freely.
2. Cats must be inoculated in accordance with local laws & proof on inoculation must be sent to Lessor once per year. Flea treatments to be applied as directed

Distinction between PET FEES & DEPOSITS

Both the one-time \$400 entrance fee and \$40 ongoing charge 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 inherent risk, residual odors, and extra wear and tear involved with even the best of pets.

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)

Lessor (Thunder Hill Properties LLC)

Date

Lessee

Date

Lessee

Date

Lessee

Date