

Pet Policy and Agreement

Property: _____ Tenant: _____
_____ Landlord: Karen Sommer

This Pet Policy and Agreement is an amendment to the Rental Agreement dated _____ between the above referenced Tenant and Landlord.

1. Tenant agrees to abide by this Pet Policy and Landlord agrees to permit Tenant to keep the pet(s) described below in accordance with this Policy.

<u>Type of Pet</u>	<u>Breed</u>	<u>Color</u>	<u>Age</u>	<u>Weight</u>	<u>Name of Pet</u>
Dog <input type="checkbox"/> Cat <input type="checkbox"/>	_____	_____	_____	_____	_____
Dog <input type="checkbox"/> Cat <input type="checkbox"/>	_____	_____	_____	_____	_____
Other:	_____	_____	_____	_____	_____

2. Is this pet considered a Service Animal in accordance with the Americans with Disabilities Act? Yes No
3. Tenant shall be liable for any damage or injury whatsoever caused by the Pet(s) and shall pay Landlord immediately, upon demand, for any and all costs incurred by Landlord as a result of damage or injury caused by the pet(s).
4. Tenant agrees to pick up and dispose of all animal waste in the community and/or the yard immediately. Furthermore, Tenant agrees that if pet destroys any landscaping, including the grass due to urination, Tenant will be responsible such damage.
5. Pet(s) must be on a leash at all times when being walked within the community.
6. Tenant must comply with any and all Clark County and City of Las Vegas laws.
7. Tenant must comply with any and all rules and regulations within the community.
8. Tenant agrees to indemnify, hold harmless, and defend Landlord all of Landlord's agents against all liability, judgments, expenses (including attorneys fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by tenant's pets.
9. Tenant agrees that Landlord and Landlord's agents have the right to enter Tenant's premises without prior notice if there is reasonable cause to believe that a pet has been left alone in the premises and either that pet is creating a disturbance or any other emergency situation appears to exist with respect to the pet. Landlord or Landlord's agent shall attempt to contact Tenant before entering the premises and shall enter only if they are unable to contact Tenant within a reasonable amount of time. Upon entering, Landlord or Landlord's agents may make any appropriate arrangements with respect to the pet's care, including removing

the pet and placing it in a temporary home. Landlord may charge the Tenant whatever costs are necessary to do so.

10. Tenant shall provide the following information and promptly notify Landlord in writing of any changes:

Emergency caretaker for pet(s):

Name: _____

Address: _____

Telephone: _____

Preferred Veterinarian:*

Name: _____

Address: _____

Telephone: _____

By signing this Agreement, Tenant has agreed to the above and agrees to pay a pet deposit and cleaning fee as described on the Quote/Reservation Agreement for the property. This deposit is in addition to and separate from the customary security deposit and cleaning fee. The pet deposit is fully refundable if Landlord determines there are no damages caused by the pet(s) upon Tenant's vacating the premises or permanently relocating/removing the pet(s).

*If no Veterinarian is listed, or if Veterinarian is out of state and Landlord must initiate emergency medical services for the pet, Tenant authorizes Landlord to seek emergency medical treatment from a licensed veterinarian of his choice.

This Agreement is hereby executed as follows:

Tenant's signature: _____

_____ Date

Landlord's or Agent's signature: _____
Karen Sommer

_____ Date