

**ROCK POINT ESTATES, LLC  
PET AGREEMENT**

**COMES NOW** on this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_ Rock Point Estates, LLC (“landlord” “we” “us”) and \_\_\_\_\_ (“tenant” or “you”), who resides at \_\_\_\_\_ (“premises”) and hereby enter this Pet Agreement (“Agreement”) that supplements the Rental Agreement (“Lease”).

1. This Agreement is effective during the term of the Lease unless terminated earlier pursuant to the provisions in this Agreement, the Lease or by agreement between you and us. The number and type of pets allowed is within our sole discretion regardless of what you or another tenant has or previously had permission to have. You must submit a photograph of each pet to us before approval is granted.
  
2. Based upon the information you provided and your compliance with the terms and conditions of the Lease, Rules and Regulations, and this Agreement, we grant permission for you to have \_\_\_\_\_ (“pet”) on the Premises. This is the only Pet permitted unless you obtain our prior approval to add another per or allow you to substitute another Pet for the one described herein.
  
3. A NONREFUNDABLE pet fee of \$\_\_\_\_\_ is paid for the privilege of having a pet on the Premises even if your tenancy is terminated early. This fee is in addition to your responsibility for any damage and will not offset your obligation to pay for any damages caused or exacerbated by your pet.
  
4. You warrant that your pet: 1) is legally owned by you; 2) is not illegal or restricted by any law; 3) has no condition, disease, or illness potentially harmful to people or other pets, 3) does not make or create noise or odors to the extent of disturbing other tenants; 4) has had no prior complaints from prior landlords or tenants; 5) receives regular vet care; 6) has no known dangerous propensities and has NEVER bitten or otherwise injured anyone. If any of these statements about your pet changes to any degree or in any manner, you shall notify us immediately in writing. Upon our request, you shall provide all documentation and verification pertaining to your pet.
  
5. Pets are not allowed outside of an apartment unless in your custody and under appropriate physical restraint (i.e. leash, box, caged, etc.). Pets will not be housed outside of the Premises. If the pet is a bird, it shall be caged at all times. You shall promptly and appropriately remove all feces from the Premises, and Landlord’s the property complex. You are also responsible for removing any odor caused or due to your pet which we in our discretion consider offensive. Bathing of pets outside your premises is prohibited. You and your pets will comply with all applicable laws and ordinances. We will assess fees against you as provided by the Rules and Regulations for each failure to comply with these requirements.
  
6. You shall pay for all cleaning, repairs, or replacements for all damage that in our opinion is caused or exacerbated by your pet whether to the premises, buildings, grounds, flooring, trim, finish, tiles, carpeting and other appurtenances. If there are stains or discoloration to any flooring, or other damage that in our opinion is caused or exacerbated by your pet, or by the use by chemicals or other agents to remove the stains/discoloration/odor, or damage to the degree the item cannot be restored to its condition at the time of your occupancy, you shall pay the full cost of replacing such item. We reserve the right to obtain

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the repairs and/or replacements and you will pay us the actual cost plus 15% of the actual cost as an administrative fee. All amounts owed by you pursuant to this Agreement are payable in full as part of your next monthly rent payment.

7. In our sole discretion, we can rescind this Agreement and require you to immediately remove your Pet from the Premises if your Pet becomes objectionable to us, other surrounding property owners, or other tenants due to noise, odor, safety concerns, damage to the building or apartment, or any other reason whatsoever. Termination of this Agreement will not affect your obligations under the Lease.

**IN WITNESS HEREOF**, the parties hereto have executed the foregoing Lease on the day and year first above-written.

\_\_\_\_\_ Date \_\_\_\_\_  
Tenant

\_\_\_\_\_ Date \_\_\_\_\_  
Tenant

\_\_\_\_\_ Date \_\_\_\_\_  
Guarantor

\_\_\_\_\_ Date \_\_\_\_\_  
Guarantor

Landlord : \_\_\_\_\_  
By its: Member or Agent