

PET AGREEMENT

This agreement is attached to and is part of the Rental Agreement dated _____ between VISTA DEL SOL APARTMENTS, and _____, (tenants) residing at _____ Mays Avenue Apt # _____ Garden Grove, CA 92844 Effective on _____ (date).

Tenants desire to keep the following described pet

Type: _____ Breed: _____ Age _____
See Photo Attached

Name: _____ Name: _____

in the dwelling they occupy under the Rental Agreement 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. Management consents that you may keep the pet(s) described and named above in your apartment. No additional or different pet(s) is authorized without written consent from the Manager and the payment of another deposit and/or additional rent.
2. The pet will always be kept inside the apartment, including private patio area, except when on a leash and under immediate control of a responsible person. You agree to walk your pet(s) only in specified areas. Your pet is not allowed in landscaped areas, the laundry, the pool area. Your patio must be kept clean and sanitary. The pet(s) may not be tied to the patio, porch area, trees or fixture and left unattended. You agree to promptly dispose of any "mess" your pet(s) may make on the property and especially in the landscaped areas between buildings.
3. If the pet is loose on the premises and you are not available or willing to retrieve it, Management may, but is not obligated to, retrieve and return it to your apartment, or board it at your expense, or cause proper officials to impound it. You agree to indemnify Management for any damage or expense it may incur in carrying out any of the foregoing options.
4. You agree that if the pet, in the Manager's opinion, disturbs any resident or guest (for example by barking at night or while left unattended in your apartment or on your patio area), or if any pet rule is not followed, then, upon notice by Management, you will immediately remove the pet from the premises, and failure to do so will terminate your rental agreement.
5. A deposit is required of \$300.00 for each pet and not more than two (2) pets are allowed, in which case each pet **must not exceed 30 pounds in weight**. In the event you permanently remove your pet(s) from the property, you must notify the Manager in writing. The pet deposit is refunded in the same manner as your other refundable deposits and is subject to deductions for damages caused by the pet(s) that you agree to keep in your apartment. There is also a \$25.00 monthly charge for each pet.
6. A pet deposit of \$_____ has been paid.
7. Management may revoke the consent given herein upon 7 days written notice, which revocation will require you to remove your pet(s) from the premises within said 7 days or your rental agreement is subject to termination.
8. 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.
9. Tenants agree to immediately pay for any damage, loss, or expense caused by their pet.
10. Tenants agree to pay for pest infestation services resulting from pets allowed in the property by tenant after termination of occupancy.
11. 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.

I/We have read this Pet Agreement which is of this date _____ in effect, and agree to all terms and conditions of this agreement.

Resident _____

Resident _____

Resident _____

Resident _____

Agent for Owner _____

Date _____