

CHINOOK



PROPERTIES, INC

Pet Agreement

Address: _____ **City:** _____

A. PET AUTHORIZATION AND PET DESCRIPTION:

1. Tenant may not keep any pet on the Property unless specifically authorized by this agreement. "Pet" includes any animal, whether mammal, reptile, bird, fish, rodent, or insect.
2. Tenant may keep the following pet(s) on the Property until the above-referenced lease ends.

Type: _____ Breed: _____ Name: _____

Color: _____ Weight: _____ Age: _____ Gender: _____

Neutered? Yes No Rabies Shots Current? Yes No

Type: _____ Breed: _____ Name: _____

Color: _____ Weight: _____ Age: _____ Gender: _____

Neutered? Yes No Rabies Shots Current? Yes No

B. CONSIDERATION: In consideration for Chinook Properties' authorization for tenant to keep the pet(s) described in Paragraph A on the property, the parties agree to the following.

1. On or before the date Tenant moves into the Property, Tenant will pay Chinook Properties a pet deposit of \$_____. The pet deposit is an increase in the security deposit and is made part of the security deposit for all purposes. This increase in the security deposit is not refundable before the tenancy ends, even if the pet is removed. Any refund of the security deposit, including this increase, is governed by the terms of the rental agreement.

C. PET RULES: Tenant must:

1. Take all reasonable action to insure that any pet does not violate the rights of other persons
2. Comply with all applicable statutes, ordinances, restrictions, owners' association rules and other enforceable regulations regarding any pet
3. Keep the rabies shots of any pet current
4. Confine any dog or cat when outside, by fences or on leashes under tenant's control
5. Confine any pet other than a dog or cat in appropriate cages at all times
6. Promptly remove any pet waste from the property, including all living areas, garages, storage areas, yards, porches, patios, courtyards and decks
7. Promptly remove from the property any offspring of any pet

D. ACCESS: Tenant must remove or confine any pet at any time if the pet is likely to limit or prohibit Chinook Properties or other persons access to property as permitted by the rental agreement. If access is not permitted due to pet the pet may be removed from rental agreement and no longer allowed at the property.

E. DISCLOSURE CONCERNING PETS:

1. Is tenant aware of whether any of the pets described under this addendum has ever bitten or injured another person? Yes No If yes, explain: _____

2. Is tenant aware of whether any of the pets described under this addendum has any propensity or predisposition to bite or injure someone? Yes No If yes, explain: _____

F. TENANT'S LIABILITY:

1. Tenant is responsible and liable for:
 - a) Any and all damage to the property or any item in the property caused by any pet
 - b) Any and all personal injuries to any person caused by any pet
 - c) Any and all damage to any person's property caused by any pet
2. Tenant will pay all reasonable costs that are necessary to clean, deodorize, de-flea or repair any part of the Property, including but not limited to the carpets, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances, sod, yard, fences or landscaping.

G. INDEMNIFICATION: Tenant will protect, defend, indemnify and hold Chinook Properties, Chinook Properties' property manager, and Chinook Properties' agents harmless from any damages, costs, attorney's fees and expenses that are caused by the act of any pet or tenant.

H. DEFAULT: If tenant breaches any provision in this pet agreement, Chinook Properties may exercise all or any of the remedies described under Paragraph 15 of the rental agreement.

I. AUTHORIZING SIGNATURES: All tenants must sign and be signed by a Chinook Representative prior to the animal residing at the property.

Tenant: _____ Date: _____

Tenant: _____ Date: _____

Tenant: _____ Date: _____

Tenant: _____ Date: _____

Tenant: _____ Date: _____

Chinook Properties: _____ Date: _____