

PET AGREEMENT

In the event of a violation of any of the following terms and conditions, the Landlord shall have the right to immediately cancel this Agreement and require the pet owner/Tenant to immediately remove the pet from the Premises. Cancellations of this Agreement will not imply a waiver of the Tenant's responsibility for any damage.

Premises: **PROPERTY ADDRESS HERE, Fort Collins, Colorado 80521**

In consideration of the Landlord's agreement to waive the pet restrictions in the Lease, the Tenant/ pet owner hereby agrees to the following terms and conditions:

1. Only the pet(s) listed and described below are authorized under this Pet Agreement; additional or different pets must be approved IN ADVANCE and in writing by the Landlord. Only house pets will be permitted on the Premises. Exotic pets are not permitted on the Premises, including, but not limited to, any type of reptiles. Pit Bulls or other "vicious" animals are not permitted.

2. Pet(s) shall not cause: danger, damage, nuisance, noise, or health hazard to the Premises, grounds, common areas, walks, parking areas, landscaping or gardens. Tenant agrees to clean up after the pet and agrees to accept full responsibility and liability for any damage, injury, causes of action, or law suits arising from or caused by his pet(s). Tenant agrees to indemnify, defend and hold Landlord harmless from and against any legal claims or claims for damage caused by the pet(s).

3. Pets are only permitted if allowed by the rules and regulations, covenants and restrictions on the title to the property. Tenant agrees to (i) register, (ii) license, and (iii) immunize the pet(s) in accordance with local laws and requirements.

4. Tenant warrants that the pet(s) are housebroken. Tenant warrants that the pet(s) has no history of causing physical harm to persons or property, such as biting, scratching, chewing, etc., and further warrants that the pet(s) has no vicious tendencies.

5. The Tenant agrees to the following regulations:

Dogs and cats: Shall be controlled at all times. Shall be kept on a short leash while in common area or on the grounds. Barking shall not be tolerated because it is a nuisance to other neighbors. Dog and cat excrement shall be picked up immediately. Proper disposal of cat litter (securely bagged) shall be done on a frequent basis. Odors arising from cat litter shall not be tolerated.

Birds: Birds shall be properly caged. Seeds and droppings shall be shielded or caught to prevent accumulations and/or damage to carpeting/floors.

Fish: Aquariums shall not leak and shall be cleaned regularly to prevent foul water and/or odors. Aquariums are not permitted on any areas with hardwood floors.

6. If there are any complaints regarding the pet(s), the Tenant/pet owner will receive one warning, on the second offense the pet shall be removed from the Premises by the Tenant/pet owner. The pet owner shall also receive one warning about cleaning up after the pet(s), then he pet shall be removed from the Premises by the Tenant.

Pet Description:

Kind:	Breed:	Color:	Name:	Weight:	Age:
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Pet Fee/Deposit:

Tenant agrees to pay the following non-refundable pet fee:	\$
Tenant agrees to pay the following pet deposit:	\$
Tenant agrees to pay an additional security deposit of:	\$

NOTICE: ANY FEE OR DEPOSIT SHALL NOT LIMIT THE TENANT'S OBLIGATIONS PURSUANT TO THIS PET AGREEMENT.

Entered into as of **November 29, 2005**:

LANDLORD:
Aggie Properties, LLC,
a Colorado Limited Liability Company

By _____
As Property Manager Date

TENANT:	DATE:	TENANT:	DATE:
_____	_____	_____	_____
_____	_____	_____	_____