

# Dawson Development

350 Locust Street  
Gadsden, AL  
256-547-2506

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## Pet Agreement

Tenant's Name \_\_\_\_\_ Apartment \_\_\_\_\_

Owner/management agrees to waive the pet restrictions of the rental agreement/lease provided that the tenant and pet owner agree to and meet the following terms and conditions:

1. Only the pet(s) listed and described below are authorized under this pet agreement. Additional or other pets must be approved by the owner/management.
2. Pet(s) will not cause: danger, damage, nuisance, noise, health hazard, or soil the apartment/unit, 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, or actions arising from or caused by his/her pet(s).
3. Tenant agrees to register the pet(s) in accordance with local laws and requirements. Tenant agrees to immunize the pet(s) in accordance with local laws and requirements.
4. Tenant warrants that the pet(s) is 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 history or tendencies.
5. The tenant agrees to observe the following regulations:
  - Dogs and Cats must be controlled at all times. Pet(s) must be kept on a short leash while in common areas or on the grounds. Barking will not be tolerated in that it is considered to be a nuisance to other tenants. Proper disposal of cat litter (securely bagged) will be done on a frequent basis. Odors arising from cat litter will not be tolerated.
  - Birds will be properly caged. Seeds and droppings will be shielded or caught to prevent accumulation and/or damage to carpeting/floors.
  - Fish and snake aquariums will not leak and will be cleaned regularly to prevent foul water and/or odors.

6. Other terms: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Pet Description:

Type or Breed	Name	Color	Age	Weight
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

8. Pet Fee/Deposit:  
Tenant agrees to pay the following non-refundable pet fee: **\$500.00**  
Plus Tenant agrees to pay the following full deposit: **\$500.00**  
Tenant agrees to pay other: \_\_\_\_\_  
Tenant's total Pet Fee/Deposit : \_\_\_\_\_

Notice : Any Fee or Deposit above shall not limit the tenant's obligations.

Date: \_\_\_\_\_

Owner/Management Signature: \_\_\_\_\_

Tenant Signature: \_\_\_\_\_

In the event of a violation of any of the above agreed upon terms and conditions, the owner/management shall have the right to immediately cancel this agreement and require the pet(s) owner/tenant to immediately remove the pet from the premises. Cancellation of this agreement will not imply a waiver of the tenant's responsibility for any damages.