

## TEXAS ASSOCIATION OF REALTORS®

## **PET AGREEMENT**

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.

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ADDENDUM TO RESIDENTIAL LEASE CONCERNING THE PROPERTY AT							
<b>A</b> .	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:						
	Neutered? yes no Declawed? yes no Rables Shots Current? yes no Rables Shots Current? yes no Name:  Color: Weight: Age: Gender: Name: Rables Shots Current? yes no Rables Shots Current? yes no Name: Age: Gender: Neutered? yes no Rables Shots Current? yes no Name: Age: Age: Gender: Name: Age: Age: Age: Age: Name: Age:						
R	CONSIDERATION: In consideration for Landlord's authorization for Tenant to keep the pet(s) described in Paragraph A						
υ.	on the Property, the parties agree to the following. (Check any one or any combination of the following.)						
	(1) On or before the date Tenant moves into the Property, Tenant will pay Landlord a pet deposit of \$ The pet deposit is an increase in the security deposit in the lease and is made part of the security deposit for all purposes. This increase in the security deposit is not refundable before the lease ends, even if the pet is removed. Any refund of the security deposit, including this increase, is governed by the terms of the lease.						
	(2) The monthly rent in the lease is increased to \$						
	(3) Tenant will, upon execution of this agreement, pay Landlord \$ as a one-time, non-refundable payment.						
C.	<ul> <li>PET RULES: Tenant must:</li> <li>(1) take all reasonable action to insure that any pet does not violate the rights of other persons;</li> <li>(2) comply with all applicable statutes, ordinances, restrictions, owners' association rules, and other enforceable regulations regarding any pet;</li> <li>(3) keep the rabies shots of any pet current;</li> <li>(4) confine any pet that is a dog or cat, when outside, by fences or on leashes under Tenant's control;</li> <li>(5) confine any pet other than a dog or cat in appropriate cages at all times;</li> <li>(6) promptly remove any pet waste from the Property, including all living areas, garages, storage areas, yards, porches, patios, courtyards, and decks; and</li> <li>(7) promptly remove from the Property any offspring of any pet.</li> </ul>						
D.	<b>ACCESS:</b> Tenant must remove or confine any pet at any time that the pet is likely to limit or prohibit Landlord or other persons access to Property as permitted by the lease.						
(TA	.R-2004) 10-14-03 Initialed for Identification by Tenants: , , and Landlord: , Page 1 of 2						

Hance Realty 106 Christen Court Boerne, TX 78006 Phone: (210)632-2469 Fax: (210)579-1231

Pet	Pet Agreement concerning							
E.		Is Tenant aware of whether any of the pets descrinjured another person?  If yes, explain:			Yes No			
	(2)	Is Tenant aware of whether any of the pets propensity or predisposition to bite or injure some If yes, explain:	one?	·	Yes No			
F.	TENANT'S LIABILITY:  (1) Tenant is responsible and liable for:  (a) any damage to the Property or any item in the Property caused by any pet;  (b) any personal injuries to any person caused by any pet; and  (c) any damage to any person's property caused by any pet.  (2) Tenant will pay all reasonable costs that are necessary to clean, deodorize, deflea, 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 Landlord, Landlord's property manager, and Landlord's agents harmless from any damages, costs, attorney's fees, and expenses that are caused by the act of any pet or Tenant.							
Н.	. <b>DEFAULT:</b> If Tenant breaches any provision in this pet agreement, Landlord may exercise all or any of the remedie described under Paragraph 9B of the lease.							
I. SPECIAL PROVISIONS:								
Landlord Date			te	Tenant	Date			
Landlord Date			te	Tenant	Date			
Or signed for Landlord under written property management agreement or power of attorney:				Tenant	Date			
By: Printed Name:				Tenant	Date			
Firm Name:			_					

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