

# K & J Cooper Properties

819 Lincoln Way, Suite E  
Ames, IA 50010

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rentcooper.com

## ADDENDUM TO LEASE: PET AGREEMENT

APARTMENT: \_\_\_\_\_

LEASE START DATE: \_\_\_\_\_

### TERMS:

1. **CONDITIONAL AUTHORIZATION FOR PET.** Tenant is hereby authorized to keep the pet described below on the premises of the above apartment until the lease expires. Authorization may be terminated if tenant's right of occupancy is lawfully terminated, the pet rules listed below are violated in any way by tenant or tenant's family, guest or invitee, or the animal attacks, threatens, or causes injury to any person or another pet.
2. **PET DEPOSIT.** The total security deposit as required by the lease shall be increased by \$ \_\_\_\_\_.
3. **PET RENT.** The total monthly rent do shall be increased by \$ \_\_\_\_\_ per month.
4. **NO LIMIT OF LIABILITY.** The additional deposit in this pet agreement is not a limit to tenant liability for property damages, cleaning, deodorization, pest removal, and/or personal injuries set forth below.
5. **RENTER'S INSURANCE.** Proof of renter's insurance covering animal related damages/injuries is required.

### DESCRIPTION:

DESCRIPTION OF PET. Only the following pet is authorized to be kept in the above apartment. No substitutions or replacements are allowed without consent of the Landlord and completion of a separate addendum.

SPECIES (dog, cat, etc)	BREED			COLOR/DESCRIPTION
PET'S NAME	AGE	WEIGHT	SEX: <input type="checkbox"/> MALE <input type="checkbox"/> FEMALE	Is the pet housetrained? <input type="checkbox"/> YES <input type="checkbox"/> No: _____
DATE OF LAST RABIES VACCINATION	DATE SPAYED/NEUTERED			Is your pet registered with the City of Ames? <input type="checkbox"/> No <input type="checkbox"/> Yes, ID # _____
PET'S PRIMARY VETERINARIAN	VETERINARIAN CITY/STATE			VETERINARIAN PHONE NUMBER

### PET RULES:

1. Tenant is responsible for actions of the pet at all times.
2. Tenant agrees that the pet will not disturb the rights, comforts, and convenience of other tenants in the apartment complex. This applies whether the pet is inside or outside of the Tenant's apartment.
3. Tenant shall not permit the pet in other apartments, laundry rooms, or other common facilities.
4. When the pet is outside of the apartment, the pet shall be kept on a leash and under the Tenant's direct supervision and control at all times. Landlord or Landlord's representatives shall have the right to collect loose pets and/or report them to animal control. Landlord may impose reasonable charges for collecting and/or keeping loose pets.
5. The pet shall not be tied to any fixed object anywhere on the premises, including walkways, stairs, stairwells, parking lots, grassy areas, from tenant windows, or any other place within the apartment complex.
6. Tenant will comply with all city codes and ordinances regarding vaccinations and licenses.
7. Dogs and cats must be housebroken. Small animals (rabbits, guinea pigs, ferrets, etc.) must be kept caged.
8. Pets must be taken off the premises for defecation and urination. Tenant will not permit a pet to defecate or urinate anywhere on the apartment complex, including but not limited to patio areas, walkways, stairwell, parking lots, grassy areas, or any other place within the apartment complex or any other private properties surrounding the apartment complex. If such an incident should occur, Tenant will be responsible for the immediate removal of waste. If Landlord or Landlord's representative observes improper disposal of waste, the Tenant will be charged a \$25.00 fee per incident. Notwithstanding any provision herein, Tenant shall comply with the local city ordinances regarding pet defecation.
9. Cats may use a litter box to be contained and regularly maintained in the above apartment. Litter is to be disposed of in a sealed plastic garbage bag, not dumped directly into the dumpster.
10. Pet breeding is prohibited.
11. All cats and dogs must be spayed or neutered at the earliest possible age.
12. Tenant shall not permit pet hair to collect in the apartment or common areas of the building.
13. Unapproachable dogs must be kenneled when the left home alone. In the event of an emergency, Landlord reserves the right to contact animal control to remove an uncontained aggressive animal.

**LIABILITY:**

1. **DAMAGES:** Tenant shall be liable for the entire amount of all damages caused by the above pet. This applies to carpets, doors, walls, windows, screens, appliances, blinds, tile flooring, and any other part of the apartment or the apartment complex, including landscaping. If such items cannot be satisfactorily cleaned or repaired, Tenant must pay for complete replacement. Payment for damages, repairs, cleaning, replacements, etc. shall be due immediately upon demand. Tenant shall be strictly liable for the entire amount of any injury to the person or property of others, caused by such pet; and Tenant shall indemnify Landlord for all costs of litigation and attorney's fees resulting from same.
2. **MAINTENANCE:** Pet owner is responsible for containing or making arrangements to be home for scheduled maintenance or inspections. Pet owner is responsible for charges for missed appointments.
  - a. Furnace filters are changed four times per year to maintain cleaner air and keep the furnace and AC running at their highest efficiency. Because pet apartments typically do not have carpet, dust and pet hair and dander fill the filter much more quickly and will need to be changed more frequently. Additional changes will be charged to the Tenant at a reasonable rate.
3. **EMERGENCY CARE:** Tenant must make arrangements in advance with an Emergency Caregiver for the pet's care in the event that Tenant is unable to do so due to emergency circumstances such as hospitalization, family emergencies requiring travel, or any other unexpected absence which will interrupt the pet's care. In the event that such an absence occurs, Tenant or Tenant's caregiver must notify Landlord that the pet is receiving necessary care. Pets which appear to be abandoned may be boarded by the Landlord at the Tenant's expense.
4. **MOVE-OUT:** Upon move-out of residents, the carpet/tile will be professionally cleaned or resealed and waxed where applicable by the Landlord and paid by the Tenant. Tenant shall also be liable for deodorization and treated for fleas/mites, of the apartment, if necessary in the judgment of the Landlord. Such procedures will be arranged by the Landlord and paid by the Tenant.
5. **VIOLATION OF RULES:** If any rule or provision of the Pet Agreement is violated by residents, other occupants, guests, or invitees, Tenant shall, at Landlord's decision, immediately and permanently remove the pet from the premises upon written notice by the Landlord or Landlord's representative. If the resident refuses to remove the pet, eviction procedures will begin at Tenant's expense.

**EMERGENCY CARETAKER: PERSON RESPONSIBLE FOR CARING FOR YOUR PET IN THE EVENT THAT YOU ARE UNABLE TO DO SO\***

<b>NAME</b>		<b>PHONE NUMBER</b>		<b>ALTERNATE PHONE NUMBER</b>	
<b>ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>	<b>RELATIONSHIP TO YOU</b>	<b>YEARS OF ACQUAINTANCE</b>

\*Under the terms of your Rental Agreement, guests must abide by the requirements set forth in the *Dwelling Unit Rental Agreement, Additional Provisions, Dwelling Unit Rules*, and this *Pet Agreement* all of which you have signed. Be sure your Emergency Caregiver is aware of these responsibilities.

\_\_\_\_\_  
TENANT NAME (PLEASE PRINT)

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
TENANT NAME (PLEASE PRINT)

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE