

# Villa Fiesta

## PET AGREEMENT (Not for use with assistive animals)

### Addendum to Villa Fiesta Rental Agreement

#### Pet Description

Pet Name: \_\_\_\_\_ Breed/Color/Sex: \_\_\_\_\_ Age: \_\_\_\_\_ Weight: \_\_\_\_\_

Pet Name: \_\_\_\_\_ Breed/Color/Sex: \_\_\_\_\_ Age: \_\_\_\_\_ Weight: \_\_\_\_\_

1. Resident(s) agrees to pay a \$300.00 non-refundable pet fee. Resident(s) agrees to take responsibility for the full cost for the replacement of the carpet and pad if Resident's pet(s) urinates on the carpet. Resident is responsible for the full cost of repairing all pet damage caused to the unit.
2. Additional pet rent per month \$20.35 per pet.
3. A maximum of two pets is allowed, either cat or dog. Violation of these maximum allowances may result in termination of this agreement.
4. NO EXTRA LARGE DOGS ARE ALLOWED (to be determined by management) OR ANIMALS KNOWN BY YOU OR OTHERS TO HAVE DISPLAYED ANY TYPE OF AGGRESSIVE BEHAVIOR.
5. I agree to keep my pet(s) inside my apartment or walked on a leash no longer than six (6) feet long by a responsible adult. Failure to keep my pet(s) on a leash may result in cancellation of this agreement.
6. I am responsible for immediately cleaning up after my pet(s). Failure to remove my pet(s) droppings will subject me to a \$75 fee per incident. It is in violation of these policies if any resident simply "turns out the pet" and recalls it at his convenience.
7. If available, I will provide management documentation from my veterinarian that my animal(s) is current with any vaccinations needed to own said pet(s) in the state of Arizona. If documentation is unavailable a copy of the pet(s) state license will be accepted. A copy of documentation of being neutered/spayed will be taken if available.
8. I agree that my said animal is not of an excessive weight which is regulated by Management, and that is not of the restricted breeds prohibited by Villa Fiesta.
9. Patios/balconies should be kept clean of pet droppings. Pet is not allowed to be on said area, unless is under owners supervision and for a brief period of time. Pet food is not allowed to be left outside the unit at any time.
10. If, in management's sole opinion, my pet(s) disturbs my neighbors in any way or if the agreement is violated management may immediately revoke my pet agreement and I will immediately and permanently remove my pet(s) from the property or face monthly fines and possible eviction.
11. Pets are NOT allowed in the pools or pool area at any time.
12. This agreement shall be honored until the date in which tenant gives possession of apartment back to Villa Fiesta or if pet is no longer on premises. If tenant acquires a new pet, this pet agreement shall be modified.

Tenant hereby acknowledges that his/her pet(s) is safe and that tenant will indemnify and hold the landlord harmless from any injury inflicted by his/her pet(s). Tenant hereby warrants and discloses that his/her pet(s) has never attacked, bitten, or injured another person, and said pet(s) currently has no infectious disease and that tenant will indemnify and hold landlord harmless, including the payment of court costs and attorney's fees incurred by landlord, if court orders the landlord to pay for damages to third party injured by the tenants pet.

I have read, understand, and agree to all listed above:

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Apt # \_\_\_\_\_

TENANT

\_\_\_\_\_  
Signature

Authorized Agent of Villa Fiesta

\_\_\_\_\_  
Signature