

AM Management, Inc.
2871 Heinz Rd Suite B
Iowa City IA 52240
(319) 354-1961
Fax (319) 351-0070

PET LEASE AGREEMENT

Please note: Pets are a serious responsibility and risk for each resident in the apartment. If not controlled and cared for, pets can disturb the rights of others and cause damage running into many hundreds of dollars for which residents will be held liable. THIS IS A BINDING LEGAL DOCUMENT. READ CAREFULLY BEFORE SIGNING.

Date: _____

Tenant Name(s): _____

Address: _____

Lease Dates: _____ to _____

TERMS:

1. AM Management gives resident permission to house the pet described below on the premises leased by AM Management under the terms of the rental agreement until the lease expires. Authorization may be terminated if residents' right of occupancy is lawfully terminated or if the pet rules listed below are violated in any way by the resident of residents' family, guests or invitee.
2. PET FEE: Resident will pay a one time **non-refundable** pet fee of **\$250.00** in order to have pets in the apartment. **This fee will NOT be applied towards any damages to the unit caused by the pet.** This fee applies to dogs and cats.
3. ADDITIONAL MONTHLY RENT. **\$35**, of which **none** will be refundable. The total monthly rent as stated in the lease shall be increased by the forgoing amount. This fee applies to dogs, cats, birds, hamsters, guinea pigs, lizards or as management sees fit.
4. NO LIMIT ON LIABILITY. The additional security deposit and monthly rent is not a limit on residents' liability for property damages, cleaning, deodorization, de-fleaing, replacements, and/or personal injuries set forth below.

DESCRIPTION:

Only the following pet is authorized to be kept in the residents' apartment. No substitutions are allowed. No other pets shall be permitted on the premises.

TYPE (Dog/Cat/Bird)	BREED	COLOR	NAME
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

PET RULES:

Residents are responsible for the actions of the pet at all times and agree to abide the following rules:

- a) Residents agree that the pet will not disturb the rights, comforts and convenience of the other residents in the apartment complex. This applies whether the pet is inside or outside. **Tenants may be asked to keep a bark collar on their dogs if landlord receives complaints from neighbors.**
- b) Residents shall not permit the pet in other apartments, laundry rooms or hallways unattended.
- c) **When the pet is outside of the apartment, the pet shall be kept on a leash and under residents' supervision at all times (this includes being on the patio and/or balcony.)** Pets must be on a leash while on patios and be under direct supervision while on balconies. Tenants are not allowed to leave their pets on the balcony/patio for long periods of time unless they are directly with them. AM Management shall have the right to pick up loose pets and/or report them to the proper authorities. AM Management may impose reasonable charges for picking up and/or keeping loose pets.
- d) **The pet shall not be tied to any fixed object anywhere on the apartment complex, including patio/decks, walkways, stairs, stairwells, parking lots, or grassy areas of any other place within the complex. Tenants are not allowed to attach pet leashes to the patio posts or to post a leash holder in the ground outside of the apartment.**
- e) Unless AM Management has designated a particular area for pet defecation, residents must take the pet off the premises of the complex for that purpose. The resident(s) will not permit the pet to defecate anywhere on the apartment complex, including patio areas, walkways, stairwells, parking lots, grassy areas, or any other place within the apartment complex. If such should occur, the resident(s) will be responsible for the immediate removal of waste. Notwithstanding any provision herein, residents shall comply with local city ordinances regarding pet defecation. **Tenants are responsible for picking up pet defecation after every occurrence. Tenants are responsible for disposing of said defecation appropriately; either in the dumpsters or in the pet stations that are provided. Tenants can be fined for leaving pet feces and pet feces disposal bags on their balcony or patio.**
- f) Dogs and cats must be housebroken. Birds must be caged at all times. No pet offspring are allowed.
- g) Residents are required to have all vaccinations up to date and available upon request by management.
- h) Residents are required to keep pets free of fleas, ticks, etc. If these pests are found in your apartment during tenancy you will be fined and responsible for any other charges that may incur.
- i) **Tenants are not allowed to have more than three pets on the premises. If we find you are in violation of this rule, it may be grounds for an eviction.**
- j) **Tenants are responsible for updating management on new pets added to the apartment. If tenants fail to inform management they will receive a \$100 fine for unknown pets on the premises. This includes replacing one pet with a different pet.**
- k) **Tenants are responsible for having a kennel so that pets can be contained when management or maintenance enter the unit. If tenants do not have a kennel they could be fined for pets being loose in the apartment during inspections.**
- l) Any unit that is sublet to a tenant who will have a pet requires a new non-refundable pet deposit to be made to management regardless of the length of the lease remaining.

ADDITIONAL RULES: AM Management shall from time to time have the right to make reasonable changes and additions to the pet rules, herein, if in writing and distributed to all resident(s) who are permitted to have pets.

LIABILITY:

LIABILITY FOR DAMAGES: Residents shall be liable for the entire amount of all damages caused by such pet. This applies to carpet, doors, walls, drapes, windows, screens, furniture, appliances and any other part of the apartment or the apartment complex, including landscaping. If such items cannot be satisfactorily cleaned or repaired, residents must pay for complete replacement by AM

Management. Payment for damages, repairs, cleaning, replacements, etc. shall be due immediately upon demand. Residents shall be strictly liable for the entire amount of any injury to the person or property of others, caused by such pet; and resident shall indemnify AM Management for all costs of litigation and attorney's fees resulting from the same.

MOVE OUT: Residents shall also be liable for deodorization of the apartment, if such is necessary in the judgment of AM Management. Such shampooing, defleaing, and/or deodorization will be paid for by the resident.

VIOLATION OF RULES: If any rule of provision of the Pet Agreement is violated by residents, other occupants, guests, or invitees, residents shall, at AM Management's option, immediately and permanently remove the pet from the premises upon written notice by AM Management. If the resident(s) refuses to remove the pet, eviction procedures will begin at AM Management's option. **AM Management may fine tenants for violations of rules as they see fit.**

This agreement is to be attached to and become a part of the above described Rental Agreement.

RESIDENT _____ DATE _____

RESIDENT _____ DATE _____

RESIDENT _____ DATE _____

AM MANAGEMENT _____ DATE _____

Updated 11/13/2014