VENCEL PROPERTY MANAGEMENT, LLC
PET POLICY & AGREEMENT

This pet agreement is between_____ Tenant(s) and Vencel Property Management, LLC, Landlord, of the property located at _____.

Vencel Property Management, LLC hereby grants permission to tenant, in consideration of the fee of $300, per pet, to harbor the pet(s) described under the conditions stated below.

Type of pet:_____Breed:_____Color:_____

Type of pet:_____Breed:_____Color:_____

Tenant agrees to the following terms and conditions:

Pets may be permitted in most units managed by Vencel Property Management, LLC if requested in writing by submission of a pet agreement form and accepted by the property owner. **Unauthorized pets on the property will result in a fine of $75**.

Pets of any species of animal are limited to 45 pounds. Fish or small reptiles under 1 pound may be permitted in an enclosure and are not subject to the pet policy.

Pets will be approved in consideration of a $300 per pet fee at the time of move in to harbor the pet(s) in the property. The $300 fee per pet is payable at the time of occupancy and is nonrefundable. These fees are payable for the entire one year lease term even if the pet is no longer harbored at the residence. There will be no refund for pets that move out before the end of the lease term.

Tenant will immediately pay for any damages caused by the pet(s), and pet(s) found to be damaging property must be removed from the premises by the tenant within 48 hours. Damage done by a pet is never considered to by “typical or average wear and tear” as defined by this document or any other documents between the tenant and landlord.

When the pet is outside the rental unit, the pet shall be on a leash at all times and is not permitted to roam freely. Pets found unsupervised shall be turned over to the local authorities responsible for policing pets, and tenants hold owner harmless of all responsibility in reference to said pet being turned over to local authorities.

Tenant(s) will certify that pet(s) have had all required shots and registrations, has been spayed or neutered, and is housebroken.

Tenant(s) will promptly and completely clean up after pet(s), both on the interior and exterior of the property.

Tenant(s) agrees to be fully responsible for any harm or damage to others or to property caused by the pet(s).

Pet(s) will not be allowed to create excessive noise and disturb others. Pets found to be causing unreasonable annoyance to others in the community shall, upon receipt of written notice be removed from the premises within 48 hours of said notice.

Pet(s) observed by an official of the COB, Property Owner, or property Owners Agent not in compliance with this agreement will be subject to loss of permission to keep pet(s).

Tenant(s) understands that the permission granted is only for the pets described in the pet agreement and no other pet(s) or offspring, not even for temporary care, will be permitted without landlords permission.

Vencel Property Management, LLC reserves the rights to revoke permission to keep pets at any time, if any of the above conditions are not kept. If such permission is revoked, said pet(s) shall be removed from the property within 48 hours. Failure to remove a pet from the premises may result in a fee of $10.00 per day until the pet(s) is removed.

_____

Tenant Signature Name Printed Date

_____

Tenant Signature Name Printed Date

_____

Tenant Signature Name Printed Date

_____

Tenant Signature Name Printed Date

_____

VENCEL Name Printed Date