

PET AGREEMENT

(To be attached to and made part of the Residential Lease)

Resident Name(s): _____

Property Address: _____

1. PetScreening Requirement

All pets, assistance animals, and emotional support animals must be processed through **PetScreening** prior to being brought into the home.

Resident agrees to:

- Complete a PetScreening profile for each animal,
- Keep all information up to date,
- Comply with all PetScreening requirements and recommendations.

No pet is considered “approved” until PetScreening is completed and the housing provider issues written approval.

2. Renters Insurance With Pet Liability

Resident must maintain renters insurance for the entire lease term.

If a pet is present, the policy must include **animal liability coverage** that meets the limits required by the housing provider.

Proof of insurance must be provided before move-in and anytime the policy renews.

3. No Pet Fees or Pet Deposits

The housing provider does not charge pet fees, pet rent, or pet deposits.

Instead, Resident agrees to:

- Maintain PetScreening approval
 - Maintain renters insurance with pet liability coverage
 - Follow all rules in this Pet Agreement and the lease
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4. Resident Responsibilities

The Resident agrees to:

- Keep the pet under control at all times
 - Clean up all pet waste immediately
 - Prevent excessive noise or disturbances
 - Prevent damage to the home or property
 - Keep the pet properly licensed and vaccinated
 - Not leave the pet unattended for unreasonable periods
 - Follow all local laws regarding pet ownership
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5. Unauthorized Pets

Bringing a pet into the home without approval through PetScreening is a **lease violation**.

If an unauthorized pet is identified, Resident agrees to:

- Immediately remove the animal **OR**
- Complete PetScreening within 24 hours and seek approval

The housing provider may charge lease violation fees as outlined in the lease.

6. Damage, Liability & Indemnification

Resident is fully responsible for:

- Any damage caused by their pet
- Any injury or disturbance caused by their pet
- Any costs associated with repairing pet-related damage

Pet liability coverage applies, but Resident remains financially responsible for all costs not covered by their insurance.

7. Changes in Pet Status

Resident must notify the housing provider immediately if:

- A new pet is added
- A pet is rehomed
- There is a change in the pet's behavior or history
- Assistance-animal documentation changes

Any new pet requires complete PetScreening and written approval.

8. Good Standing

Approval of any pet is based on the pet remaining in "good standing," which includes:

- No aggressive behavior
- No repeated complaints
- No property damage
- Compliance with all rules in this agreement

Failure to maintain good standing may result in withdrawal of approval.

9. Acknowledgment & Agreement

By signing below, Resident agrees to follow this Pet Agreement and understands that failure to do so is a lease violation.

Date: _____

Resident Signature: _____

Housing Provider: _____

Michael Mazza