

SUPPORT ANIMAL / PET AGREEMENT ADDENDUM

SUPPORT ANIMAL (No Deposit) OR PET DEPOSIT (_____pd)

THIS AGREEMENT is hereby attached to and made a part of the Residential Lease Agreement dated September, 25 20__.

By and between Peak Property Management Co (Owner Agent), and _____
(Resident), for the premises located at: _____.

WHEREAS this addendum shall be considered the written permission by the Landlord/Agent to the Tenant to keep an animal (pet or service/ESA), as provided by the Residential Lease Agreement. The Resident hereto, for themselves, their heirs, executors, successors and assigns, hereby agree to as follows:

1. Tenant shall keep no animals, birds, fish or reptiles for breeding purposes.
2. Tenant agrees to remove animal from the Premises for the remainder of the lease period if the animal should cause any problems as determined by the Landlord/Agent by complaints of others. The Tenant shall remain responsible for the lease in the event the animal must be removed.
3. Tenant agrees to keep such animals quiet so other residents are not disturbed and that the animal will not be left alone for extended periods without supervision.
4. Tenant shall be responsible for any and all damage to the building, apartment and/or the property as a result of keeping such animal(s). The Landlord/Agent shall be entitled, at his option, to require an additional pet deposit for the cleaning and repair of any damage by the animal(s).
5. We will not accept animals under 2 years of age unless permitted in writing (or initialed by Landlord) on this addendum, or unless the animal is a service animal.
6. Tenant agrees to keep animals on a leash as prescribed by Colorado law.
7. Tenant agrees not to attach, tie or restrain pet to trees, banisters, poles or automobiles, etc.
8. Tenant confirms that his/her animal does not and will not weigh more ___pounds at maturity and that there will be no more than _____pets per this agreement.
9. To dispose of the animal's droppings properly and quickly.
10. To hold the Owner/Agent harmless from all liability arising from the Resident's ownership or keeping of the animal, including but not limited to any liability resulting from the Owner/Agent turning said animal over to local animal control/policing authorities should the animal be found unsupervised; pet to be registered with Larimer County (970-226-3647), with proof of rabies required within 30 days.

This addendum in no way limits or alters any of the covenants in the Residential Lease.

This permission granted herein shall be limited to a certain pet or service animal named: _____ and described as follows:

Type of animal: _____; Breed: _____ Color: _____

Full Grown Weight: _____; Full Grown Height: _____

Landlord/Agent

Date

Tenant

Date