

# Animal Application

This Animal Application is a supplement to the rental application dated \_\_\_\_\_.

APPLICANT(S) acknowledge that animals are a serious responsibility and a risk to each resident on the premises. If APPLICANT does not properly control and care for their animals, they shall be held liable for any damages to the property or disruptions to other residents. APPLICANT also acknowledges that animals may be a source of fleas, ticks, allergies, barking, whining, biting, legal/insurance issues, sanitary problems, property damage, and disturbing other residents and neighbors. No animals are allowed on the premises without a signed Animal Application and the resultant Animal Addendum, if approved.

Rental Address: \_\_\_\_\_

APPLICANT Name(s): \_\_\_\_\_

*In this document, the terms "you" and "your" refer to all APPLICANTS listed above and all occupants and/or guests.*

A photo of each animal must accompany this application. The undersigned APPLICANT hereby requests permission to keep animals described as:

Animal # 1		Animal # 2	
<b>Type of Animal:</b>		<b>Type of Animal:</b>	
<b>Breed:</b>		<b>Breed:</b>	
<b>Name:</b>		<b>Name:</b>	
<b>Age:</b>	<b>Weight:</b>	<b>Age:</b>	<b>Weight:</b>
<b>Color:</b>	<b>Lic No.:</b>	<b>Color:</b>	<b>Lic No.:</b>
<b>Date spayed/neutered:</b>		<b>Date spayed/neutered:</b>	
<b>Is the animal required because of a disability?</b>		<b>Is the animal required because of a disability?</b>	
<b>If so, what work or task is the animal trained to perform?</b>		<b>If so, what work task is the animal trained to perform?</b>	
<b>Additional Details:</b>		<b>Additional Details:</b>	

APPLICANT understands that the terms and conditions of the animal may include:

1. **Additional Security Deposit / Damage:** APPLICANT may be required to pay an additional security deposit of \_\_\_\_\_ upon move in of any animal as applicable by law. APPLICANT will pay costs of repairing damages exceeding the amounts of the refundable deposit immediately. Repair of damaged property will be considered restoration to original condition. Most dogs and cats, even if housebroken, will urinate on carpets and floors occasionally. All carpets and flooring will need to be professionally cleaned at APPLICANT's expense, and replaced if smell lingers in the LANDLORD's/agent's opinion. APPLICANT accepts full financial responsibility for the amount of any damages to property that is caused by the animal(s) described above.
2. **Animal Rent:** APPLICANT will be responsible for monthly animal rent of \_\_\_\_\_ for animals described above.
3. **Weight Limit:** No animals larger than 15 lbs. **at maturity** may be kept in the rental unit.
4. **Conditional Authorization for Animal:** If approved, you may keep the animal(s) that is/are described above in the rental unit until the Rental Agreement expires. This agreement shall be terminated if your right of occupancy is lawfully terminated or if in the LANDLORD's or agent's judgment, you and your animal(s), your guests, or any occupants violate any of the rules in the animal addendum and/or Rental Agreement.
5. **No Other Animals:** Only dogs, cats, and birds are allowed to be kept in the rental unit. NO REPTILES, FISH, AMPHIBIANS, RODENTS, DANGEROUS, HARMFUL OR POISONOUS ANIMALS ARE ALLOWED. APPLICANT agrees that no additional or different animals will occupy the premises, even temporarily. APPLICANT further agrees a new Animal Application will be required for any additional/change in animal(s) from what is listed above.

6. **Insurance:** APPLICANT must maintain renter's insurance with liability coverage for their animal. If insurance is cancelled, APPLICANT will be in breach of the rental agreement.  
Insurer's Name: \_\_\_\_\_ Insurance Policy Number: \_\_\_\_\_
7. **Vaccination:** APPLICANT must provide vaccination records for any animal residents and maintain vaccination status.
8. **City Licensing:** APPLICANT must provide documentation of current city license upon move in and updated documentation on an annual basis.
9. **Animal Rules:** APPLICANT is responsible for the animal's actions at all times. APPLICANT agrees to abide by these rules:
  - a. The animal must not disturb the neighbors or other residents, regardless of whether the animal is inside or outside the rental unit.
  - b. Dogs, cats, and support animals must be housebroken. Non-housebroken animals must be caged at all times. Animals must be spayed/neutered. No animal offspring are allowed.
  - c. Animals may not be tied to any fixed object anywhere outside the dwelling units, except within fenced yards (if any). Written permission from LANDLORD must be obtained if any additional fencing or containment structures are required. All such expenses will be the APPLICANT's responsibility.
  - d. You must not let any animal into another rental unit. You may not keep the animal in any area which is shared with any other rental unit or in common areas without supervision.
  - e. No animal is to be kept in a garage, shed, or other non-living space area.
  - f. No food or water is to be left outside the rental unit at any time except if within a fenced yard, if any. Do not leave uneaten animal food out overnight.
  - g. You must keep the animal on a leash and under your supervision when outside the rental unit or any private fenced area.
  - h. Animal defecation and urination anywhere on the property must be immediately cleaned up. APPLICANT must also comply with any and all local ordinances regarding animal defecation. If other neighborhood animals urinate or defecate on the property, it will be considered as if it was the APPLICANT's animal and the APPLICANT's responsibility to clean up.
  - i. Animals must not bite, scratch, threaten, act aggressively, attack, harass, dig, cause damage, or other negative behavior towards any person, animal, or property. APPLICANT is responsible for all damage and injuries caused by their animal, inside or outside of their unit.
  - j. Animals must not be left alone inside the unit if they bark, whine, or otherwise create frequent noise that may disturb neighboring residents.
10. **Violation of Rules:** If APPLICANT, APPLICANT's guests or family, or any occupant violates any rule or provision of the Animal Addendum (based upon LANDLORD'S or agent's judgment) and written notice is given, you must remove the animal immediately and permanently from the property. LANDLORD also has all other rights and remedies set forth within the forthcoming Rental Agreement, including damages, eviction, and attorney fees to the extent allowed by law.
11. **Complaints About Animals:** You must immediately and permanently remove the animal from the property if the LANDLORD or agent receives reasonable complaints from a neighbor or other APPLICANT or if the LANDLORD or agent, in their sole discretion, determine that the animal has disturbed neighbors or other APPLICANTS.
12. **General:** An Animal Addendum and the animal rules are considered part of the forthcoming Rental Agreement. Breach of the forthcoming animal addendum is considered a breach of the forthcoming Rental Agreement.
13. **Multiple APPLICANTS:** Each APPLICANT who applies to rent must sign the Animal Application. Each APPLICANT is jointly and severally liable for damages and all other obligations set forth in any forthcoming animal agreement, no matter who owns the animal.
14. **Additional Animals:** No additional animals, not on an accepted animal application and/or addendum, may enter the premises. No "pet dates", "pet parties", no "animal sitting" is permitted.
15. **VIOLATIONS:** IF ANIMAL POLICY IS VIOLATED, APPLICANT IS LIABLE FOR EVICTION COSTS, FLOORING, CARPET AND CARPET PAD REPLACEMENT COSTS, PEST EXTERMINATION COSTS AND ALL OTHER COSTS AS NOTED IN THE FORTHCOMING RENTAL AGREEMENT. APPLICANTS approve that any violation of a forthcoming Addendum can cause Landlord/Animal Control to enter the unit without notice and permanently remove animals without any recourse to APPLICANTS. APPLICANTS waive all claims against the Landlord for animal violations. APPLICANTS bear all responsibility for legal or other costs and liability..

By signing below, the undersigned agree and acknowledge having read and understood this application.

APPLICANT's Signature: \_\_\_\_\_  
 APPLICANT's Signature: \_\_\_\_\_  
 APPLICANT's Signature: \_\_\_\_\_

Date: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Date: \_\_\_\_\_