



Schneider Property Management, LLC
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Pet Agreement

This Agreement between **TBD** (“Landlord”) and **TBD** (“Tenant”) is intended to be incorporated into a Lease by and between the parties concerning the leasing and occupancy of Landlord’s property located at **TBD** (the “Premises”), and once signed by both parties shall be for all purposes considered a part of said Lease. If this Agreement is not signed by both parties, it shall not be considered effective or to be a part of the Lease.

Description of Pet(s): _____
(Animal, Breed, Color, and any pertinent distinguishing characteristics, if applicable)

Name(s) of Pet(s): _____ (the “Pet” or “Pets”)

License Number(s) of Pet(s) (if applicable): _____

Age of Pet(s): _____

Tenant has expressed a desire to keep the Pet(s) in the Premises and recognizes that certain damage or liability may result by reason of such Pet; and

Tenant has received, read, and understands the current Pet Policy of the Premises;

Now therefore, the Tenant and Landlord mutually covenant and agree as follows:

- 1) Landlord shall permit Tenant to keep the Pet(s) described above in the Premises subject to the terms and conditions provided herein and Tenant agrees that no other pet or animal shall be kept in the Premises.
- 2) Tenant agrees to provide or has already provided an additional Security Deposit in the amount of **Zero Dollars (\$0.00)** to the Landlord upon signing this Agreement to secure Tenant’s performance hereunder. Tenant additionally agrees to pay to Landlord the sum of **Zero Dollars (\$0.00)** per month (the “Pet Fee”). The Pet Fee shall be included as additional rent under the Lease, and shall be due and payable with Tenant’s rental payment under the Lease on the first day of each month. In the event that the Pet Fee, or any other payment required to be made by Tenant to Landlord under this Agreement is not received timely, late fees will be charged by Landlord as additional rent as provided under the Lease for each month or fraction of each month that the rent remains unpaid. Such sum may be deducted from the security deposit under the Lease at the option of Landlord.

- 3) Tenant will defend and will indemnify Landlord and save it harmless from and against any and all claims, actions, damages, liability and expense in connection with the loss of life, personal injury or damage to property or business arising from, related to, or in connection with the suffered by or threatened against Landlord by reason of the Pet(s), including without limit claims or loss related to personal injury (and death) and property damage occasioned wholly or in part by act or omission of Pet(s) or of Tenant, its contractors, subcontractors, subtenants or licensees, or its or their respective agents, servants, or employees. Tenant specifically agrees, without limitation, to indemnify Landlord and save it harmless from and against any and all claims, actions, damages, liability and expense, including loss of, injury to, or death of any Pet(s), damage to the Premises, damage to or loss of any property, and injury (including death) to any persons in connection with any entry into the Premises by Landlord, its employees and agents for reasons of building maintenance or any other entry authorized under this Agreement and/or the Lease. The provisions of this paragraph shall survive the termination or earlier expiration of the term of this Agreement. Landlord's rights to inspect and enter the Premises under the Lease shall include the right to enter and inspect to verify that no damage to the Premises has been caused by the Pet(s) and/or that the Tenant is in compliance with this Agreement. Tenant agrees to obtain any riders or special pet insurance coverages reasonably requested by Landlord. Tenant shall pay for all damage immediately upon billing.
- 4) Tenant represents that the Pet(s) are quiet and housebroken and have all legally required licenses, shots, vaccinations and treatments, and will not cause damage to the Premises or adjacent property, including specifically the Hamilton Audubon Sanctuary. Tenant also agrees to abide by the following rules:
- a) If a pet is a dog, it must be on a leash at all times except when inside the Premises rented by Tenant. Walks for sanitary purposes must be conducted either away from the Premises or only in those areas, if any, so designated by Landlord. Tenant will also comply with local "leash laws" and any changes or additions thereto.
 - b) If a pet is a cat, it must be kept inside the Tenant's leased Premises at all times, or transported outside the Premises in an appropriate carrier. Furthermore, a sanitary litter box must be available for the cat within the Premises. If a cat is prone to scratch furniture, a scratching post shall be provided by Tenant.
 - c) Containers for fish shall not exceed twenty (20) gallons.

- d) Tenant shall provide upon request proof to Landlord of all standard veterinary vaccinations to dogs and cats, which shall at a minimum, include rabies and distemper.
 - e) If a pet is a cat or a dog, Tenant upon request shall provide veterinary record proof of appropriate spaying or neutering.
 - f) Tenant will provide appropriate food, water, and regular veterinary care to the Pet, and will not leave Pet(s) unattended for an undue length of time.
 - g) Tenant will diligently maintain the cleanliness of any pet litter boxes, as well as all pet sleeping and feeding areas.
 - h) Tenants shall take all appropriate steps to prevent communication of fleas, ticks, or other vermin to the Premises. In the event that it becomes necessary for Landlord to treat the Premises for the removal of ticks, fleas, etc., the entire cost of such treatment shall be charged to and paid by Tenant.
 - i) Tenants shall immediately remove any pet waste deposited anywhere on or near the Premises and restore any affected areas to a clean condition.
- 5) Tenant agrees that Landlord and Landlord's agents have the right to enter the Premises without prior notice if there is reasonable cause to believe that a pet has been left alone in Tenant's leased Premises and that pet is creating a disturbance or any other emergency situation (e.g. neglect, injury, abuse, abandonment, fire) appears to exist with respect to the Pet(s). Upon entering the Premises, Landlord or Landlord's agents may make any appropriate arrangements for a pet's care, including removing the pet and placing it in an animal shelter or surrendering the pet to animal control authorities. The costs for any such response, including costs of boarding or kenneling any pet, shall be charged to Tenant. Landlord or Landlord's agents may deduct any costs incurred with any such response measures from the Pet Deposit and/or the Security Deposit under the Lease if necessary. In the event that the Landlord enters the Premises for the purposes of this paragraph, the Tenant shall indemnify Landlord for any and all damages and liability to persons or property caused by or related to such entry.
- 6) In the event that Tenant fails to comply with any term or condition of this Agreement, including payment of the Pet Fee, Tenant shall be considered to be in default under the Lease, and Landlord may, at Landlord's option, terminate this Agreement and require the removal or remove the Pet(s) at Tenant expense. Landlord may also pursue any rights or remedy for Tenant default as specified under the Lease.
- 7) Tenant acknowledges that Landlord may designate portions of the Premises as "No-Pet" portions and shall abide by all such designations. The contents of this Pet Agreement are considered supplemental to the Lease and Landlord's

rules and regulations, and are not intended to be inconsistent with or in derogation of the Lease and/or the rules and regulations. In any event, if there is conflict between this Agreement and the Lease or rules and regulations, the Lease and rules and regulations shall control.

- 8) Tenant shall provide current information regarding the Pet's or Pets' veterinary care provider and an emergency caretaker, which information shall be updated as necessary:

Veterinarian

Name: _____

Address: _____

Phone Number: _____

Emergency caretaker

Name: _____

Address: _____

Phone Number: _____

- 9) In the event of the death of any listed Pet, no replacement pet or pets shall be permitted without Tenant complying with then applicable polices and pet approval procedures and, if the pet is approved, Tenant may be required to enter into a new Pet Agreement using the then applicable form.

This Agreement shall be modified by amendment as necessary to accommodate any disabled Tenant requiring a service animal.

Lessee

Date

Lessee

Date

Lessor

Date