

PET AGREEMENT

THIS AGREEMENT is entered into between FRANCIS PROPERTIES, "Owner"
and _____, "Resident(s)".

Resident(s) are renting from Owner the premises known as _____
Unit # _____ (if applicable) in the city of CHICO, CA 95926

This Agreement is an Addendum and is part of the Agreement To Rent Or Lease between Owner and Resident(s). In the event of default by Resident(s) of any of the below terms, Resident(s) agrees, within three days after receiving written notice of default from Owner, to cure the default or vacate the premises. Resident agrees Owner may revoke permission to keep said Pet on the premises by giving Resident written thirty-day (30) notice.

In consideration of their mutual promises, Owner and Resident agree as follows:

1. Resident(s) desire to keep the below described pet on the premises (herein referred to as a "Pet"):

Resident shall provide a photograph of the Pet(s).

2. Resident(s) agrees to comply with all applicable ordinances, regulations and laws governing pets.

3. Resident(s) agrees that the Pet will not be permitted outside the Resident's unit unless restrained by a leash. Use of the grounds for sanitary purposes is prohibited.

4. Resident(s) shall follow these additional rules as listed for their pet:

Dogs: Dogs must be housebroken and the Resident represents and warrants that the dog has no history or propensity for violent actions. The dog shall weigh no more than _____ pounds.

Cats: Cats must be neutered and Resident(s) must provide an appropriate litter box and maintain it in a clean, sanitary condition.

Birds: Birds shall be kept in their cage at all times.

Fish: The water container for fish shall not be over _____ gallons.

5. Resident(s) shall prevent any fleas or other infestation of the rental unit or other property of Owner.

6. Resident(s) represents the Pet is quiet and "housebroken" and will not cause any damage or annoy Residents.

7. Resident(s) shall not permit the Pet to cause any discomfort, annoyance, nuisance or in any way inconvenience to any other Resident(s). Any "mess" created by the Pet shall immediately be cleaned up by Resident(s).

8. Resident(s) shall be liable to and hold harmless Owner for all damages or expenses incurred by or in connection with the Pet.

9. Resident(s) shall immediately deposit with Owner an additional security deposit of \$ 500.

The undersigned have read and understood the foregoing and acknowledge receipt of a duplicate original on this _____ day of _____ (year).

Date Resident Date Resident

Date Resident Date Resident

Date

Kapu Lit
General Property Manager
Francis Properties



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