

Elmwood Properties *Pet Agreement*

1420 Rollins Avenue SE, Minneapolis MN 55414-2349 Tel (612) 523-4488 www.ElmwoodProperties.com

1701 Elm St. SE, Minneapolis, MN 55414	Apt. No.: _____	918-17 th Ave. SE, Minneapolis, MN 55414	Apt. No.: _____
1725 Elm St. SE, Minneapolis, MN 55414	Apt. No.: _____	1410 Rollins Ave. SE, Minneapolis, MN 55414	Apt. No.: _____
1100 Como Ave. SE, Minneapolis, MN 55414	Apt. No.: _____	1313 Como Ave. SE, Minneapolis, MN 55414	Apt. No.: _____
817-12 th Ave. SE, Minneapolis, MN 55414	Apt. No.: _____	837-15 th Ave. SE, Minneapolis, MN 55414	Apt. No.: _____
1724 Rollins Ave. SE, Minneapolis, MN 55414	Apt. No.: _____	1732 Rollins Ave. SE, Minneapolis, MN 55414	Apt. No.: _____
924 - 17th Ave. SE, Minneapolis, MN 55414	Apt. No.: _____	823 15 th Ave. SE Minneapolis, MN 55414	Apt. No.: _____

This agreement, made between Elmwood Properties, hereinafter referred to as landlord, and each tenant who signed original rental agreement identified by building and apartment number above, is effective commensurate with the lease start and lease end dates for said tenants. In response to tenant's request, landlord agrees that tenant may keep **ONLY** one pet on the premises described as follows:

Pet Name:	Animal Type:	Breed:
Color:	Age:	Weight:
License No.:	City of License:	Required Shots, including Rabies:

Landlord may agree to resident housing a pet in the apartment subject to the following conditions:

Pet owner will provide management a certificate of health from a valid veterinarian dated within the past 30 days.

Pet owner will provide management with a copy of his/her renter insurance policy, current within the last 30 days, that includes liability insurance for any other resident or visitor to the building and property.

Dogs are not permitted unless resident has a valid letter from a licensed physician or psychologist requiring tenant to maintain a dog for medical treatment as an emotional support animal, and the dog is certified as an emotional support animal. Any approved dog must be neutered or spayed.

Cats are permitted, as long as they are registered with landlord office. Other animals such as birds, rabbits, hamsters, snakes, lizards, etc, must be housed permanently in their respective cages. Any aquariums or terrariums exceeding 5 gallons in capacity must be registered with management.

Pet limits are as follows: **One (1)** pet for a studio, 1 bedroom or 2 bedroom apartment. **Two (2)** pets for a 3 bedroom or greater apartment.

Resident agrees that No unregistered pet may "VISIT" any resident's apartment for any length of time, however short, without written permission from Management.

This agreement shall not be construed as permitting additional pets, or the replacement of the described pet with another in the event of its transfer, loss, or death.

All local ordinances and laws regarding pets; including but not limited to pet control, pet restrictions, number of pets, etc. shall be in effect. In some cases, these local ordinances may override rules mentioned in this policy.

All pets must be housebroken. The pet may not be allowed to urinate or defecate on any unprotected carpet inside the premises. Tenant shall immediately remove and properly dispose of any and all pet waste inside and outside the premises.

The Resident(s) agree not to leave their pet unattended for any unreasonable period of time. If the Resident(s) is to be away from the premise for more than twenty-four (24) hours, arrangements must be made for the care of the pet. The Resident(s) understand that pets left unattended would be considered an emergency and should be reported to Animal Services or other appropriate authority for removal from the building premises at Resident(s)'s expense. Management accepts no responsibility for any pet so removed.

Tenant shall prevent the pet from becoming an annoyance to, or source of discomfort or complaints from, other tenants of the building or complex, or neighbors. Any and all urine, fecal matter, or other excretions from the pet shall be cleaned up by tenant immediately.

The Resident(s) agree to keep litter boxes away from decks, patios, or intake vents.

Tenant shall prevent the pet from doing any damage to the rental unit or common areas or other rental units in the building or complex. Tenant shall not permit the infestation of the unit by fleas or other vermin caused by the pet.

Failure to disclose pets will result in lease violations, a fee of \$300 and potential revocation of permission to keep pet(s) on premise. Multiple violations will result in an eviction.

The Resident(s) agree that Management may revoke permission to keep said pet on the building premises. Upon thirty (30) days written notice from Management, the Resident(s) agree to remove the pet(s) or vacate the apartment. Tenant shall not permit the pet outside the rental unit unless restrained by a leash. Pet is not allowed in laundry room, if building is so equipped.

Tenant shall be liable to owner for all damages or expenses arising out of the actions of the pet, and shall hold landlord and his agents and employees harmless from all liability or loss arising out of the actions of the pet.

In the event landlord, in his sole discretion, determines that any pet is some kind of danger or potential harm to any resident or visitor, tenant agrees that landlord may revoke this agreement on 5 days written notice to tenant to remove the pet. Tenant shall permanently remove the pet from the premises within five days in compliance with such notice.

After tenants vacate the premises, they shall reimburse landlord for the cost of any necessary de-fleeing, deodorizing, and cleaning of floors to protect future tenants from possible health hazards.

This agreement is an addendum to the rental agreement by which the tenant rents the premises described above, and upon execution by all parties shall become a part thereof, as if it had originally been incorporated into the text of the agreement. The breach of any term of this agreement shall be deemed a breach of the rental agreement and subject to all remedies available under state law.

RESIDENT PRINTED NAME: _____

RESIDENT SIGNATURE: _____ Date: ____/____/____

MANAGEMENT SIGNATURE: _____ Date: ____/____/____