

## Conditional Pet Agreement

This CONDITIONAL PET AGREEMENT, made on \_\_\_\_\_ by and between Varsity Place, 24 Park Court, Durham, NH 03824, including its nominees, successors and/or assigns (hereinafter "Lessor") and the Lessee, or Lessees as the case may be, (referred to herein collectively as "Lessee") and its intended as an addendum to the Lease Contract dated \_\_\_\_\_ by and between the parties.

The address to which this addendum shall exclusively apply is: \_\_\_\_\_  
Building Apartment #

Lessee agrees and acknowledges that this addendum is "conditional" upon the Pet Agreement Rules stated herein and that the privileges allowed by this addendum may be terminated if any of the following Pet Agreement Rules are violated.

Lessee also agrees and acknowledges that these same privileges may be terminated if Lessee violates the Lease Contract.

This Conditional Pet Agreement will apply only to and exclusively to the following pets:

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Name:	Type/Breed:	Age
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The Pet Agreement Rules are as follows:

- Only pet named in this agreement shall be allowed on the premises. Any other pet on the premises will constitute a violation of this agreement and the Lease Contract.
- Pets are restricted to dogs, cats and fish only.
- The following dog breeds are not permitted: Cocker Spaniel, Chow Chow, Rottweiler, Pit Bull, Doberman Pinchers, German Shepherd or Boxer.
- Fish tanks are limited to 25 gallons or less.
- Lessee agrees to pay for any and all damages caused by pet. This includes any and all interior areas, walls, floors, fixtures, windows, screens, furnishings, etc. as well as exterior areas including but not limited to parking area, laundry room, landscaping, walkways etc.
- Lessee shall post a Pet Security Deposit of \$250 for dogs and cats only. Landlord will hold this deposit until such time as premises are returned. Deposit will be returned to Lessee if premises are returned to landlord in the condition agreed. Lessee agrees and understands that this deposit may also be used to cover costs of repair per Lease Contract if the amount of the security deposit is insufficient to cover such costs.
- Lessee will pay a one time per fee of \$300 per dog and \$200 per cat or other pet. This fee IS NOT refundable.

\_\_\_\_\_  
Lessee Initials

- Lessee agrees to keep control of pet at all times whether inside or outside of the dwelling.
- Lessee agrees not to allow pet to disturb or annoy other residents in any way whether inside or outside of the dwelling.
- Lessee agrees to dispose of pet droppings as soon as possible.
- Lessee agrees to keep the prèt and premises clean and sanitary at all times.

- Lessee agrees that no pet offspring will be kept on the premises.
- Lessee agrees to feed pet inside the dwelling and not to leave any pet food outside of the dwelling.
- Lessee agrees to have, if pet is cat or dog, current Rabies Vaccination for pet and will supply Varsity Place with copy of proof of such vaccination.

By signing below, each party acknowledges receipt of a copy of this Conditional Pet Agreement.

1.) \_\_\_\_\_  
 Tenant Name Tenant Signature Date

2.) \_\_\_\_\_  
 Tenant Name Tenant Signature Date

3.) \_\_\_\_\_  
 Tenant Name Tenant Signature Date

4.) \_\_\_\_\_  
 Tenant Name Tenant Signature Date

5.) \_\_\_\_\_  
 Tenant Name Tenant Signature Date

6.) \_\_\_\_\_  
 Tenant Name Tenant Signature Date

7.) \_\_\_\_\_  
 Tenant Name Tenant Signature Date

8.) \_\_\_\_\_  
 Tenant Name Tenant Signature Date

Varsity Place Authorized Agent

\_\_\_\_\_  
 Signature Date

\_\_\_\_\_  
 Title