

WHEAT RIDGE TOWN CENTER APARTMENTS PET AGREEMENT

This Agreement entered into this XXth Day of XXXX, 20XX, by and between Wheat Ridge Town Center Apartments, Owner and XXXX, Resident, in consideration of their mutual promises agree as follows:

1. Resident desires and has received permission from the Owner to keep the pet named _____ and described as _____.
2. This Agreement is an addendum to and part of the Rental Agreement and/or Lease between Owner and Resident executed on XXXX, 20XX. In the event of default by Resident of any of the terms of this Agreement, Resident agrees, upon proper written notice of default from Owner, to cure the default, remove the pet, or vacate the premises. Resident agrees that Owner may revoke permission to keep said pet on the premises by giving Resident proper written notice.
3. As a special security deposit for a cat or dog, Resident agrees to pay Owner the sum of \$100.00 per pet, payable upon execution of Lease Addendum. Owner may use such amount as is reasonable necessary to take care of any damages or cleaning caused by or in connection with said pet. At the termination of this Agreement, any balance shall be added to the Rental Agreement security deposit and disbursed as required by law. Resident agrees to pay Owner for any damages or costs cause by the pet in excess of the security deposit on demand by Owner.
4. Resident agrees to comply with:
 - a. The Health and Safety Code;
 - b. All other applicable governmental laws and regulations, such as, but not limited to licensing, etc.;
 - c. Pet policies of facility.
5. Resident represents that the pet is quiet and housebroken and will not cause any damage or annoy other residents.
6. Resident agrees that the pet will not be permitted outside the Resident's unit, unless restrained by a leash. Use of the grounds or premises for sanitary purposes is prohibited except as posted.
7. Resident shall not permit the pet to cause any damage, discomfort, annoyance, nuisance or in any way to inconvenience or cause complaints from any other

Resident. Any "mess" created by the pet shall immediately be cleaned up by the Resident.

8. Resident agrees to remedy any emergency situations involving attack by pet on a staff member, another Resident, or a guest within 24 hours and any nuisance situations within ten (10) days.
9. Resident will be financially responsible for any flea or other insect infestation that affects his/her own or adjacent units as a result of his/her pet.
10. Any dog left unattended for 4 hours or more, any cat left unattended for 12 hours or more, and 24 for birds and fish or whose health is jeopardized by the Resident's neglect, mistreatment or inability to care for the animal shall be reported to the SPCA or other appropriate authority. Such circumstances shall be deemed an emergency for the purposes of the Owner's right to enter the Resident's unit to allow such authority to remove the animal from the premises. The Owner accepts no responsibility for any pet so removed. Violation of the pet attendance requirement shall constitute a violation of the Lease and entitle the Owner to terminate occupancy.
11. Resident agrees to maintain pet in healthy condition and to update pet's information on an annual basis.
12. Resident agrees to indemnify, defend and hold Owner harmless from and against any and all claims, actions, suits, judgments and demands brought by any other party on account of or in connection with any activity of or damage caused by the Resident's pet.
13. Resident has read and agrees to comply with the pet policies, which are herein incorporated by reference, and agrees to comply with such rules and regulations as may be reasonable adopted from time to time by Owner.

RESIDENT:

OWNER:

Authorized Agent for

DATE: _____

UNIT NUMBER: _____