

# PET AGREEMENT

## Tyrone Woods MHC

<https://tyronewoodsmhc.com>

(one agreement for each animal)

Address: [Address.Street1()]      Type of house pet (circle one): Dog   Cat      Support Animal: [  ] Yes   [  ] No  
Breed: \_\_\_\_\_ Color: \_\_\_\_\_ Sex: [  ] M   [  ] F   Altered: [  ] Yes   [  ] No  
Whelp/Birth Date: \_\_\_\_\_ Call Name: \_\_\_\_\_

Picture: Attach color picture of pet to office with copy of this agreement (if pet is less than six (6) months old, a subsequent picture may be required). In addition, as it relates to all dogs, you must annually provide management with a copy of the appropriate animal license certification and inoculations record from licensed veterinarian.

Resident shall:

- Provide the office with a veterinary statement that the pet is non-aggressive (canine only).
- Provide the office with veterinary proof that the pet is either spayed or neutered.
- Ensure that pet does not interfere with the comfort and peace of mind of other community residents, employees and/or contractors (such disturbances include but are not limited to barking).
- Keep the pet inside the resident's home. Pets may be walked using a standard pet leash, but otherwise are not permitted to be outside (no dog houses or tie-outs).
- Ensure the pet does not damage community or another resident's property (including sod).
- Curb the pet at the perimeter of the community. Resident shall immediately clean-up after the pet and properly dispose of all wastes.
- Comply with local ordinances (including but not limited to, licenses and shots).
- Be responsible for all actions of their pet. Any pet that demonstrates aggressive behavior of any kind in the community, toward an individual or another animal, may (at the discretion of management) be required to be removed from the community permanently. Failure to do so may result in legal action.

Violations can result in the revocation of this agreement and the removal of the pet from the community. Management disclaims any responsibility for the harm, injury or death to a pet caused by agents or employees or by Residents or their guests, except for Management's failure to perform a duty or negligent performance of a duty imposed by law. Pet owners, by signing a Pet Agreement agree to assume all responsibility for any property damage or personal injury caused by the pet to any person, and further to indemnify and hold harmless for any property damage or injuries caused by the pet to any person or to any person's property

There is a pet fee of \$25 for each pet if renting/leasing a CBC home, or a pet fee of \$10 for each pet if resident owns their home and will be added to the monthly rent. In event resident is leasing a CBC home, a \$500 non-refundable deposit per pet is required. The failure of Management to collect a pet fee for any animal or for any month shall not constitute a waiver of this provision or of the right of Management to collect fees in following months. Tenants are limited to two (2) pets per home (site). All pets must be registered and approved by management in order to be anywhere in the community. Residents may not pet-sit. A separate agreement shall be executed for each pet.

Assistance animals: Pursuant to the Fair Housing Act management requires each assistance animal to have a completed Pet Agreement and owner must provide office with documentation of the disability related need for an assistance animal.

Management reserves the right to make reasonable changes to these pet rules without notice. Any violation of these rules will result in fines and may result in termination of tenancy.

I have read, understand and agree to abide by the provision of this agreement.

Resident Signature: \_\_\_\_\_ Date Signed: \_\_\_\_\_

Resident Name: \_\_\_\_\_ Address: \_\_\_\_\_

Community Administrator: \_\_\_\_\_ Date Signed: \_\_\_\_\_