

This form has not been approved by the Colorado Real Estate Commission



759 Horizon Drive, Ste.B
Grand Junction, Co 81506-8737
Ph. (970)-263-7250
FAX (970) 263-7350

Revised Oct 2019
Lease Exhibit C

ABC Property Management Animal, regardless of species, Policy and Agreement

This agreement is considered an addendum to and part of your Lease agreement.

Tenant(s): _____

Property _____

Animal Policy: No vicious animals of any nature, snakes, or fowl are allowed on the premises. A maximum of two (2) animals are allowed per unit. Tenant will be charged \$50 per each authorized animal per month for pet rent. Once the fee is applied to the lease, it cannot be removed. Unauthorized animals are not allowed to visit the premises. Tenant will be charged \$500 per animal per month for any unauthorized animals.

Animals may not be substituted without permission of ABC Property Management.

Authorized animals:

1. Breed/Type _____ Size _____ Name _____
Male _____ Female _____ Color _____ Age _____ Spayed/Neutered _____
Mesa County license # _____ Photo provided _____

2. Breed/Type _____ Size _____ Name _____
Male _____ Female _____ Color _____ Age _____ Spayed/Neutered _____
Mesa County license # _____ Photo provided _____

Veterinarian _____ Phone Number _____

General description of animals including typical behavior and physical characteristics :

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Animal Agreement: Tenant(s) agree as follows:

1. All animals must be current with all vaccinations, i.e., rabies, distemper,
2. All animals must be currently licensed with the proper jurisdiction. License documentation must be provided.
3. All animals must have a photo in the Lease file of ABC Property Management
4. The authorized animal(s) is restricted to the identified animal(s) in the Animal Policy and Agreement. **No substitutions are allowed without explicit written authorization of ABC Property Management.**
5. Animals must not disturb any other residents by barking or threatening anyone.
6. Animal(s) must be on a leash at all times they are not in the unit or fenced yard. Animal(s) must be under control of Tenant at all times.
7. If animal(s) cause health or safety issues with neighbors, management, or maintenance, the animal must be removed from the premises.
8. ABC Property Management has the authority to revoke permission for an animal to occupy the premises.
9. Tenant is responsible for any damage or deterioration of the premises caused by the animal(s). Tenant agrees to promptly pay for any damages.
10. Tenant will appropriately pick up, bag, and appropriately dispose of all droppings and litter as needed, no less than once per week.
11. Tenant will make sure animal waste and odors are never an issue in the unit or in the yard.
12. To obey all city/county ordinances relating to the keeping of animals, as well as any condominium/HOA/subdivision rules or covenants that may apply.
13. All carpets will be professionally cleaned and deodorized to the satisfaction of the Landlord at the time of move-out and will provide a paid receipt for same to Landlord. If paid receipt of professional cleaner is not provided, or if carpet have stains or an animal odor, Landlord shall have the right to procure cleaning and deodorization at Tenant's expense and Tenant agrees to pay the resulting charges or the resulting charges may be deducted from their security deposit.
14. Tenant will replace any doors, screens, windows, carpets, cabinets, door jambs, fences, etc., that are damaged, soiled, or stained, or which has an odor as a result of an animal.
15. Tenant will fill in any holes in the yard and re-sod, if necessary, to restore the yard/lawn to its original condition.
16. Tenant will secure all animals away from any maintenance or property management personnel when at the property.

Agreed to and accepted:

_____	_____	_____	_____
Tenant	Date	Tenant	Date
_____	_____	_____	_____
Tenant	Date	Tenant	Date

_____ Date _____
Landlord – ABC Property Management