

Shire Properties, LLC

DOG & CAT AGREEMENT

6359 Illahee Road Bremerton, WA 98311

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Addendum to rental agreement dated _____

**The rental premises commonly known as _____
in the county of Kitsap County.**

Tenant agrees it shall be the **SOLE RESPONSIBILITY** of the Tenant to be responsible any and all expenses related to each dog and cat that came on the property. Each dog and cat must be less than 50lbs full grown unless otherwise agreed.

Tenant must agree to the terms & conditions below before each dog and cat will be approved to come on the property and reside with the Tenant or to be an approved visiting animal.

1. Landlord permits a maximum number of two cats and one dog per household.
2. Tenant agrees the cat's litter box must not be on any carpets. The cat's litter box **MUST** be cleaned once a day to prevent unwanted rodents and odors. The area surrounding the litter box **MUST** be cleaned once a day with a sanitizing cleaner.
3. Tenant agrees the cat **MUST** have a scratching post/box on each floor.
4. Tenant agrees **EACH** dog / cat **MUST** be on a leash at all times when outside of the dwelling unit and **cannot** be left unattended at any time when outside the exterior of the premises / property.
5. Tenant agrees any animal left outside unattended, while Tenant are away from the premises is **strictly prohibitive**.
6. Tenant agrees animal waste **MUST** be picked-up immediately and put in a sealed container to prevent unwanted rodents and odors.
7. **Each** dog / cat **MUST** be current with their Rabies Vaccinations to be approved to be on the property.
8. **Each** dog / cat **MUST** be spayed or neutered. Any animal too young to be spayed or neutered will not be approved.
9. **Each** dog / cat **MUST** be house broken, licensed and seen by a veterinarian when needed.
10. **Each** dog / cat **MUST** have flea care as prescribed by a veterinarian.
11. **Each** dog / cat **MUST** be an indoor animal and not permitted to run about the property.
12. **Each** dog / cat **MUST** not be a problem/nuisance to the neighbors or surrounding community i.e. Barking, Jumping on Fences etc.
13. **Each** dog / cat feeding area **MUST** be disinfected on a daily routine.
14. **Each** dog / cat claws **MUST** be clipped as prescribed by a veterinarian.
15. **Each** dog / cat **MUST** have their own and separate kennel to be placed in when required / requested by Landlord.
16. Tenant agrees the premises **MUST** be free of any animal odors.
17. Tenant agrees animal toys must never be left outside in the front and side yards exposed to the public when not in use.
18. Tenant agrees the animal **MUST** be comfortable with management, or any contracting services inside the dwelling without Landlord present to do maintenance, repairs or for any emergency that may come about. Tenant **MUST** place the animal in their kennel before any service person arrives to perform any maintenance or repair on the premises.
19. Tenant agrees any animal used as an excuse to deny Landlord or any service person to enter any portion of the premises, will be asked to immediately removed animal off the property and the animal will automatically become unauthorized to be on the property.
20. Tenant agrees Landlord reserves the right to have any animal authorized or unauthorized, immediately removed off the property permanently for any reason or cause, once notice was provided to Tenant.
21. Tenant agrees to submit the following documents to Landlord, from a license Veterinarian before a dog / cat will be consider to be approved to come on the property, enter the premises, and reside with the Tenant. Also, submit to approve any visiting dog and cat. 1.)**SPAYED/NEUTERED Verification**, 2.)**RABIES Vaccination Verifications**, 3.) **A color picture for each dog and cat.**, and 4.) **Pet Veterinarian Document (Electronic Signature)**. Tenant **MUST** submit one separate packet for each dog / cat. Each packet may be delivered via office drop box or by email in a full paged **PDF file format**. Light or eligible documents, double sided page print, partial pet packets, folded documents will not be accepted and returned. The animal will not be approved.
22. **ADMINISTRATIVE PET FEE:** Tenant agrees to be charged an administrative pet fee of **One hundred dollars 00/100 (\$100.00)** once any authorized or unauthorized pet was present on the premises and will not be return for any reason or cause. One administration pet fee covers up to two cats, one dog, replacements and any approved guest animals.
23. **ANIMAL SANITINZING FEE:** Tenant agrees a charge of **four hundred dollars 00/100 (\$400.00)** at move out to cover sanitizing the premises once any authorized or unauthorized animal was present on the premises. Does not cover any damages, pest control, and/or deodorizing.

I/we have read, understand and agree to all of the above terms and conditions.

Tenant _____ Date _____ Tenant _____ Date _____

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