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## Pet Application

### Supplement to Rental Application

If you are applying for pet occupancy, this form will need to be filled out for each pet and provided at time of submitting your rental application. Not all properties offered by Lancer Group accept pets; please check with us for properties that will accept pets. **All pets must be older than 1 yr. of age.** All pets are subject to additional security deposit and monthly fees.

Name: \_\_\_\_\_

Address of Property Applying for: \_\_\_\_\_ Unit: \_\_\_\_\_

What type of Pet?: \_\_\_\_\_ Pet Name: \_\_\_\_\_ Breed: \_\_\_\_\_

**NOTE: We do not accept certain breeds of dogs, such as Pit Bulls and Rottweillers . . .**

Weight of Pet?: \_\_\_\_\_ Age?: \_\_\_\_\_ Litter Box/Outside Trained?: \_\_\_\_\_

What is the date of your pet's last booster/rabies shots?: \_\_\_\_\_

**(Please include documentation from Veterinarian)**

Is your pet spayed or neutered?: \_\_\_\_\_

**(If your pet is 2 years or younger, documentation from veterinarian will need to be provided)**

Is your pet caged?: \_\_\_\_\_

Is your pet declawed?: \_\_\_\_\_

Has your pet ever attacked or bitten anyone?: \_\_\_\_\_

**NOTE: There is a maximum number of 2 pets allowed in a unit. Any other animals will be asked to be removed immediately and may be fined at least \$500.**

I warrant and represent that I am at least 18 years of age and that all information and answers to the above questions are true and complete to the best of my knowledge. I understand that providing false information or making false statements may be grounds for denial of my application. I understand that my occupancy is contingent on meeting management's resident selection criteria.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Landlord/Agent Signature

\_\_\_\_\_  
Date

\_\_\_\_\_ACCEPTED

\_\_\_\_\_REJECTED



## PET RESPONSIBILITIES/AGREEMENT

It is hereby agreed by and between the Landlord and the tenant that the Landlord will allow the tenant to have a pet in the designated premises under the following agreed terms and conditions:

- (1) All tenants sign this form.
- (2) Tenant shall keep and maintain pet in accordance with all local and municipal regulations and ordinances.
- (3) Tenant agrees to immediately clean up any droppings from pet and dispose of them in a proper disposable bag and place them in the garbage. If pet feces is left outside tenants property, Landlord will document the condition and charge \$100 per occurrence to tenant.**
- (4) Tenant will indemnify and hold harmless Lancer Group Properties for any damage or personal injury caused by the pet or its presence on the premises to third parties.
- (5) Pet will not be allowed to linger in hallways or be staked outside at any time and should never be left unattended.
- (6) Any damage to the house/apartment interior, exterior, landscaping, etc. will be the full responsibility of Tenant. Tenant agrees to pay costs involved in restoring or replacing any damaged property.
- (7) Certain breeds of dogs/animals will not be considered acceptable at landlord's discretion.
- (8) A breach of lease will be constituted if the pet is causing disruption to peaceful enjoyment or damage to any property through: noises, barking, damage to property, fear of personal injury by neighboring individuals or other tenants in the building, non removal of pet waste, etc. Tenant agrees to permanently remove the pet from the property after a '5 Day-Notice' has been issued documenting any specific breach of lease due to pet.**
- (9) All pets must be one year old at a minimum.**
- (10) Absolutely no additional pets will be allowed beyond what is agreed to in this document (Maximum amount of 2 pets in any unit/property).**
- (11) This is an agreement for a pet to reside in the below property/apartment. The term of this pet agreement will match the 'Residential Rental Agreement' term signed by Tenant, and will not be affected if pet is removed partially through lease term.**
- (12) Monthly rent amount itemized in 'Residential Rental Agreement' will not be reduced if pet is removed from property partially through full lease term.**

**Failure to comply with this pet agreement shall be a violation and breach of the 'Residential Rental Agreement', causing potential termination of the agreement and eviction.**

PROPERTY ADDRESS: \_\_\_\_\_

Description of pet: \_\_\_\_\_

Tenant signatures:

_____	_____	_____	_____
Name	Date	Name	Date

_____	_____	_____	_____
Name	Date	Name	Date

Landlord signature & Date: \_\_\_\_\_