

Grant Family Investments, LLC

Animal Policy*

Tenants of Grant Family Investments, LLC, may request having an animal on the leased premises. The following conditions must be met and complied with:

1. **Animals must be current with all vaccines and shots with record on file with Landlord.
2. **Animals must be licensed with the City of Pueblo with current documentation.
3. Animal has never been deemed "dangerous".
4. Only two animals per premises are allowed. In **SOME INSTANCES** we may require:
 - A \$300 **refundable deposit** PER Animal may be required up front to have an animal on the premises.
 - A non-refundable rent increase of \$35 PER PET maybe required. This increase is not intended to cover any damages or cleaning. Additional amounts will be required at the time of move-out for any cleaning/repairs, etc.
5. This Animal Agreement Addendum to the Lease Agreement must be signed and complied with.
6. **Tenant must carry Renter's Insurance and annual proof of the policy must be on file with Landlord and must name Landlord as an additional insured on the policy.
(* Copies of the animal's vaccinations and City licensing must be provided to Landlord at the time the lease is signed. Proof of insurance and certificate must be provided to the Landlord within 15 days of the signing of the lease agreement.)

The following information **PER ANIMAL** will be needed upon entering into an Animal Agreement:

Animal Name: _____	Animal Name: _____
Type: _____	Type: _____
Breed: _____	Breed: _____
Color: _____	Color: _____
Weight: _____	Weight: _____
Age: _____	Age: _____
Is animal current on vaccinations? _____	Is animal current on vaccinations? _____
Is the animal spayed or neutered? _____	Is the animal spayed or neutered? _____
Housebroken? _____	Housebroken? _____

Other important rules:

1. The Landlord may terminate authorization of the animal agreement if the lease is terminated or if you, your animal, or any guests violate the rules of this agreement.
2. No animal substitutes are allowed without prior authorization.
3. The animal owner/Tenant always assumes responsibility for animal and agrees to following:
 - Animals must not be a disturbance to neighbors or other residents.
 - Animals must be housebroken (if inside animal); no breeding or offspring are allowed.
 - Animal must be kept on leash if outside residence or fenced area.
 - Landlord maintains the right to add animal rules as necessary; written copy will be supplied to owner.
 - If violation of Animal Agreement is discovered, Landlord will provide written notice, and Owner agrees to remove animal immediately and permanently.
 - Legitimate complaints from neighbors are grounds for Landlord to call for removal of animal from the premises.
 - Landlord maintains right to enter property with one day's written notice and remove animal for any violation of the animal rules, animal abandonment, or animal abuse, as determined by Landlord.
4. You and all residents of this property remain jointly and severally liable for all damages caused by this animal. Damage applies to all parts of the property. If the property cannot be satisfactorily cleaned or repaired, you will be liable for costs of replacement beyond said security deposit. Payment will be due upon demand.
5. As owner of the animal(s), you remain liable for any injury to another person or their property caused by your animal(s). You agree to indemnify us, as Landlords, from any such damage.
6. When you move out, the property will be "de-flead", deodorized, and shampooed to protect future tenants. Landlord will make arrangements. Tenant is responsible for payment for such services.
7. All parties to the Lease Agreement must also sign the Animal Agreement, even if they don't own the animal(s). Each remains liable for damages caused by the animal.

Tenant Signature _____ Date _____

Tenant Signature _____ Date _____