

Pet Agreement (Attachment B)

This Agreement is attached to and made a part of the *Rental Contract* between Landlord and Tenant dated [Click here to enter a date.](#) pertaining to the lease of the [Click here to enter text.](#) dwelling unit at 1161 Hubbard Ave., Saint Paul, MN, 55104.

This attachment applies to a [Click here to enter text.](#) named [Click here to enter text.](#) owned by [Click here to enter text.](#)

These rules may be changed or revoked, in whole or in part, by the Landlord at any time with 30 days' written notice. The notice period begins upon delivery of the notice to Owner, or, if necessary, posting of the notice in a place likely to be seen by Owner.

All such amendments, revocations, or new rules shall become a part of this Agreement as of their effective date. This Agreement supersedes and cancels all prior Pet Agreement attachments for the Tenant and the animal to which this attachment applies.

Owners who have entered into a Pet Agreement with the Landlord prior to a rule change continue to be subject to the rules in effect at the time the animal was allowed onto the Premises.

The rabies tag number is [Click here to enter text.](#)

The dog's Saint Paul license number is [Click here to enter text.](#)

In case of emergency, the following people may access the apartment to care for this animal:

- Contact and phone number: [Click here to enter text.](#)
- Contact and phone number: [Click here to enter text.](#)

Permission to keep a pet on the Premises applies to this animal only. Owner will not keep other pets, unless allowed to do so in another Pet Agreement or allow guests to bring their pets onto the Premises.

Owner of a dog or cat has provided the Landlord with an insurance declaration page (DEC page) showing the owner has obtained renter's insurance that includes coverage of injuries and damage caused by animals for the period they expect to live in the apartment.

The DEC page is attached to this agreement

The Landlord reserves the right to revoke permission to keep the pet if Owner fails to comply with the rules in this Agreement and the *Rental Contract*. Owner is responsible for ensuring all tenants, occupants, and guests who care for the pet also follow the rules in this Agreement.

If permission is revoked, Owner will permanently remove the pet from the Property within 48 hours of receiving written notice from the Landlord. Failure to remove the pet may be grounds for terminating the *Rental Contract*.

1. Screening

Dogs and cats

- a. Owner documents proof of ownership of the animal. You can present one of the following documents to prove ownership: municipal registration for the animal, a veterinary record, microchip records, or a pedigree registry. The record must contain your name and the name of your pet.
- b. Owner provides proof of a current Saint Paul license for a dog and current rabies vaccination for pets that will live in the apartment.
- c. Landlord will ask the Owner's current and previous Landlords screening questions about the pet if the Owner owned the pet during the period of the tenancy.

- d. Landlord, pet, and Owner have a brief meeting. During this meeting, dog owners may show the pet responds to commands such as *quiet*, *come*, and *sit*.
- e. Landlord takes the pet's picture.
- f. (Dogs only) If your dog's breed cannot be readily identified at the interview, the landlord may ask you to have your veterinarian complete a form that identifies the breed.

2. Costs

- a. Dog or cat owners must buy and maintain renter's insurance that includes coverage of injuries and damage caused by animals. Owner will provide proof of insurance to the Landlord prior to bringing the animal on the Premises.
- b. Owner agrees to increase the security deposit by \$[Click here to enter text.](#) to cover damages and cleaning costs caused by the animal(s).

3. Liability

- a. Owner will pay for any injury, damage, loss, or expense, such as impound fees, caused by the animal. Owner will make restitution separately from the pet deposit.
- b. Owner will hold Landlord harmless for the injury, harm, or death of the animal or any damages suffered as a result of any harm caused on the animal or by the animal upon another person.

4. Pet care

- a. Owner will not leave the animal alone for more than 10 hours. Owner will arrange for care when away for longer periods of time.
- b. Dogs will be bathed and groomed as necessary to control fleas and other parasites.
- c. Cats will use a litterbox.
- d. Cat owners will bag litter before throwing it away.

5. Common Area Rules

- a. Cats cannot use the Common Area.
- b. Dogs will be attended in the Common Area. Owner will keep the pet on a leash no longer than 4 feet or under reliable voice control when in the Common Area.
- c. Dogs will not be tethered anywhere in the Common Area.
- d. Owners will immediately clean up, remove and properly dispose of any and all of the waste deposited by their dog in the Common Area.
- e. Owner will not allow the pet to sleep in the Common Area. If any part of the Common Area becomes infested with fleas from the pet, the Owner will pay the entire cost of extermination.

6. Barking

Excessive barking interferes with the quiet enjoyment of all Occupants and neighbors. Landlord will take repeated complaints of excessive barking seriously.

7. Bites

If an Occupant is bitten by an animal on the Premises:

- a. If necessary, call emergency services and the Saint Paul Animal Control Center if the animal needs to be impounded.
- a. If the Owner's pet is involved, Landlord will determine whether the incident is grounds for revoking permission to keep the animal.

Signature

This document constitutes the agreement between the Landlord and the Owner of the pet.

Date Landlord Phone

Date Tenant Phone