PET ADDENDUM - OREGON

PARTIES	
Property Name:	Date:
Property Address:	Unit #:
Owner/Agent (Landlord):	
Resident(s):	

PET INFORMATION -*Attach a photo of the pet-*
Description of pet(s):

PET AMOUNTS: The following amounts shall be/are paid in addition to any sum set forth in the parties' Rental Agreement:

1. An additional refundable security deposit of **$_____,** which said amount shall be added to any existing security deposit, and shall secure all of the Resident's obligations created by the Rental Agreement, this Pet Agreement, and/or any applicable law.
2. Additional rent per month in the amount of **$_____.**

The resident agrees to keep the above-described pet(s) in the premises in accordance with the following terms and conditions:

1. Only the pets described above shall be permitted to reside in or upon the premises.
2. Resident expressly represents and warrants that the above-described pet(s) has not injured people and/or property.
3. Pet(s) shall not be permitted to create any type of noise, nuisance or disturbance, and/or to engage in any threatening conduct.
4. Pet(s) shall not use any part of the property for depositing and/or disposing of waste. In the event this occurs accidentally, Resident shall immediately pick up the waste and properly dispose of the same. In the event any pet waste is accumulated inside the apartment, said waste shall be disposed of properly and promptly.
5. Any additional pet or any change of pet requires Landlord's prior written consent, which may be withheld for any reason, and a new agreement.
6. In order to cover any damage or injury caused by said pet(s), Resident shall obtain and maintain insurance with a minimum of $100,000.00 of liability coverage as a condition precedent to moving said pet(s) onto or into the premises. Resident will supply Landlord with evidence of such insurance prior to any pet occupying the premises, and thereafter within three business days following any request from Landlord, for proof of current insurance coverage. Failure to maintain such insurance in full force and effect throughout the tenancy shall constitute a material non-compliance with this Agreement. Resident is not a co-insured under, and has no rights to, Landlord's insurance policies. Except to the extent required by law, Landlord is not responsible for, and its insurance does not cover damage or destruction to, Resident's property, other person's property, and/or injuries to other persons or animals, as a result of said pet's conduct. Except to the extent prohibited by law, Resident, on behalf of himself/herself and Resident's insurers, hereby waives any right to subrogation against Landlord or their agents, employees or insurers with respect to any loss or damage relating to Resident's property and/or other person's property, and/or any loss or injury suffered by any other person, to the extent such loss or damage is covered by Resident's renters insurance. Landlord does not waive any subrogation rights its insurers may have.
7. Residents, Resident's guests and/or invitees shall defend, hold harmless and indemnify Owner, Owner's agents and employees, from and against any suits, claims, actions, and/or demands, including, without limitation, legal fees, costs and expenses including upon any appeal, arising from any damage or injury to any person, property or pets of another by any pet(s) owned, kept, housed, maintained, and/or invited onto the premises by Resident, his/her guests and/or invitees.
8. In the event of any failure to comply with the terms of this Agreement by Resident, the Landlord shall be entitled to revoke Resident's permission to keep the pet(s).
9. All pets must be properly licensed and have shots required by statute or regulation at all times.
10. The pet(s) shall be leashed and remain under the Resident's control whenever it is outside of the Resident's dwelling unit and shall not be chained, tied or affixed in any manner to any portion of the exterior part of the building.
11. Resident shall notify Landlord immediately of any property damage or personal injury caused by the pet(s), and promptly pay for any and all such damage. Landlord may, at its sole option, apply the deposit to any damages, including pet damage.
12. American Bull Terriers, American Staffordshire Terriers, Staffordshire Terriers and any crosses (Pit Bulls) including these breeds, German Shepherd, Doberman Pinschers or Rottweilers are not allowed.
13. The pet will be kept clean. Any pet waste that is accumulated in a container inside the apartment will be disposed of properly and promptly.
14. Any damage attributed to the pet will be paid promptly by the resident.
15. The maximum adult weight / size: _____. If pet grows beyond this size, it must be immediately removed.
16. Aid animals and/or companion animals are not considered pets and may not be subject to the terms and conditions set forth above.

This agreement does not in any way alter the Landlord's right to pursue an eviction under the Landlord / Tenant Law.

ACKNOWLEDGEMENTS

I have read and agree to the above Terms and Conditions.

Resident (print): _____Signature: _____ Date: _____

Resident (print): _____Signature: _____ Date: _____

Landlord (print): _____Signature: _____ Date: _____

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