



CLAREMONT SCHOOL OF THEOLOGY PET AGREEMENT

THIS AGREEMENT is made and entered into between Claremont School of Theology,
Lessor and _____, Lessee. Lessor and Lessee mutually agree as follows:

1. Resident is renting from Lessor the premises located a Claremont School of Theology, 1325 N. College Ave., Apt _____, Claremont, CA 91711
2. Pet Name: _____ Breed: _____ Color: _____
3. The Rental Agreement provides that without Lessor's prior written consent, no pets shall be allowed in or about the premises.
4. Lessee desires to keep the below described pet hereinafter referred to as "Pet":
5. This Agreement is an Addendum and part of the Rental Agreement between Lessor and Lessee. Lessee shall pay \$ 250.00 as a nonrefundable Pet Fee. The nonrefundable fee shall be subject to full inspection of the apartment upon Lessee's move out and shall be considered an additional fee, pursuant to the rental agreement by and between Lessee and Lessor. Lessee shall be liable for all damages or expenses incurred by or in connection with Pet and shall hold Lessor harmless and indemnify Lessor for any and all damages or costs in connection with Pet. Lessor reserves the right to off-set the cost of Pet damages to the community against Lessee's Pet Fee during the term of the lease and require the Lessee to re-deposit the amount of Pet Fee specified herein. In the event of default by Lessee of any of the terms, **Lessee agrees, within three (3) days after receiving written notice of default by Lessor**, to cure the default or vacate the premises. Lessee agrees Lessor may revoke permission to keep said Pet on the premises by giving Lessee written thirty (30) day notice.
6. Lessee agrees to comply with all applicable ordinances, regulations and laws governing pets.
7. Lessee agrees that Pet will not be permitted outside Lessee's unit unless restrained by a leash. Use of the grounds or premises for sanitary purposes is prohibited.
8. If Pet is a cat: a.) It must be neutered or spayed, and b.) resident must provide and maintain appropriate litter box.
9. If Pet is a bird, it shall not be let out of the cage.
10. If Pet is a dog, it must be neutered or spayed and it shall not weigh more than 75 pounds.
11. Pet shall not be fed directly on the carpeting in unit. Lessee shall prevent any fleas or other infestation of the rental unit or other property of Lessor.
12. Lessee shall not permit, and represents Pet will not cause any damage, discomfort, annoyance, nuisance or in any way inconvenience or cause complaints from any other Lessee. Any "mess" created by Pet shall immediately be cleaned up by Lessee.

Lessee _____

Date _____

Lessee _____

Date _____

Lessor _____

Date _____