



THE TRISDA GROUP, LLC
1039 BROOKLINE BLVD OFC LL
PITTSBURGH, PA 15226

Landlord: THE TRISDA GROUP, LLC

Tenant/Resident (1): «TENANT_1»

Tenant/Resident (2): «TENANT_2»

Leased Premises/Property: «ADDRESS_NUMBER» «ADDRESS_STREET» «AVESTBLVD»
«UNIT_» «CITY», «STATE» «ZIP»

PET AGREEMENT FOR RESIDENTIAL REAL ESTATE

The Agreement is subject to all terms and conditions as stated in the Lease Agreement of «ADDRESS_NUMBER» «ADDRESS_STREET» «AVESTBLVD» «UNIT_» «CITY», «STATE» «ZIP» dated «DATE_MONTH» «DATE_NUMBER», «DATE_YEAR» between «TENANT_1», «TENANT_2» and THE TRISDA GROUP, LLC, and shall be attached to the Lease Agreement as an addendum.

INSERT PHOTO OF PET

It is agreed that the above Tenant(s) may keep the following pet, _____, **male neutered** OR **female spayed** (check one), approximately ____ lbs fully grown, and _____ in color in the leased premises provided the following conditions and terms are met and followed.

1. Pet will be kept under control of the owner at all times and on a leash when outside of unit.
2. Pets are never to be left outside unattended under any circumstance.
3. Pet has been spayed/neutered and certificate of alteration on file with the Landlord.
4. Pet shall have all required shots and vaccinations.
5. Tenant will clean up and dispose of all pet waste IMMEDIATELY and keep all areas clean. **No warnings for failure to remove pet waste from the yard will be issued.** Landlord may remedy the waste issue at its convenience. The Tenant will be responsible for all expenses and will reimburse Landlord in accordance with the TENANT DAMAGE TO LEASED PREMISES clause. Should the pet waste cause a disruption in yard maintenance service, Tenant agrees to compensate Landlord a fee of the greater of \$95 or that fee the Landlord is charged to clear the waste.
6. Pet shall not create any conflict or disturbance with other tenants or neighbors and will not threaten any physical harm to anyone.
7. Tenant agrees to properly care for pet and not leave pet uncared for or unattended.
8. No feeding or leaving food for pet outside of unit.
9. Tenant agrees to control flea infestation and will exterminate if necessary and upon demand in any and all areas affected. Full cost to be paid by Tenant.
10. Tenant agrees to have all areas clean and deodorized by a professional cleaning service if there is any odor caused by pet. Full cost of cleaning or carpet replacement to be paid by Tenant.
11. A one-time, **\$500.00** non-refundable pet fee will be charged for the privilege to house the pet on the leased premises. Unpaid pet fees will be treated as unpaid rent. Pet fee is due with first month's rent, «FIRST_MONTH_RENT_DUE».
12. A **\$50.00** per month pet rent will be applied per pet. Pet rent is non-refundable.
13. No other pets are allowed; no pet shall be added or replaced without written permission from Landlord.

«FOOTER_DATE» PET Agreement: «ADDRESS_NUMBER» «ADDRESS_STREET» «AVESTBLVD» «UNIT_» «CITY» «STATE» «ZIP»

Page 1 of 2

Tenant 1 - _____ initial

Tenant 2 - _____ initial



14. Landlord may revoke permission to keep pet if any of the pet agreement provisions or apartment rules are not followed. Tenant agrees to remove pets within 3 days if notified in writing to do so for any reason.
15. Tenant agrees to be held liable for any and all damages to property or persons caused by pet and agrees landlord shall not be held liable for any damage or actions of pet.
16. Pets are to be secured in a room or crate any time the Landlord's Staff, Agents, or Subcontractors are performing maintenance, showings, or have a scheduled visit on the leased premises when the owner of the pet is not home. Should Staff or Sub contractors be unable to access to the home due to the pet running loose in the home, a \$75 fee will be assessed to compensate the Landlord to reschedule the visit.
17. Tenant shall provide Landlord with a recent photograph of pet to be kept on file.

SIGNATURES

Each Tenant / Cosigner who signs this Pet Agreement is fully responsible and jointly and severally responsible for the full amount of the rent and all of Tenant's responsibilities that are in this Lease. By signing this lease agreement, Tenant agrees that the Tenant has read and understands all of the agreements in this pet agreement.

IN WITNESS WHEREOF, the parties hereto, intending to be legally bound hereby, have set their hands and seals this **«DATE_NUMBER» Day of «DATE_MONTH», «DATE_YEAR».**

LANDLORD: THE TRISDA GROUP, LLC

Signature

Date

TENANT/RESIDENT (1): «TENANT_1»

Signature

Date

TENANT/RESIDENT (2): «TENANT_2»

Signature

Date

**«FOOTER_DATE» PET Agreement: «ADDRESS_NUMBER» «ADDRESS_STREET»
«AVESTBLVD» «UNIT_» «CITY» «STATE» «ZIP»**

Page 2 of 2

Tenant 1 - _____ initial

Tenant 2 - _____ initial