

**OLIVER MANAGEMENT SERVICES**  
**5713 GRAND AVE SUITE B**  
**DULUTH, MN 55807**  
**(218) 628-0311 \* FAX (218)624-2235**

Building Name: \_\_\_\_\_

Tenant's Name: \_\_\_\_\_

Unit Number: \_\_\_\_\_

**PET AGREEMENT:**

In the event of a violation of any of the following terms and conditions, the owner/management shall have the right to immediately cancel this agreement and require the pet owner/tenant to immediately remove the pet from the premises. Cancellation of this agreement will not imply a waiver of the tenant's responsibility for any damages.

Owner/Management agrees to waive the pet restrictions of the rental agreement/lease provided that the tenant and pet owner agree to and meet the following terms and conditions:

- 1) Only the pet(s) listed and described below are authorized under this pet agreement. Additional or other pets must be approved by the owner/management.
- 2) Pet(s) will not cause: danger, damage, nuisance, noise, health hazard, or soil the apartment/unit, premises, grounds, common areas, walks, parking areas, landscaping or gardens. Tenant agrees to clean up after the pet and agrees to accept full responsibility and liability for any damage, injury, or actions arising from or caused by his/her pet(s).
- 3) Tenant agrees to register the pet(s) in accordance with local laws and requirements. Tenant agrees to immunize the pet(s) in accordance with local laws and requirements.
- 4) Tenant warrants that his/her pet(s) is/are housebroken. Tenant warrants that the pet(s) has no history of causing physical harm to persons or property, such as biting, scratching, chewing etc... and further warrants that the pet(s) has no vicious history or tendencies.
- 5) The tenant agrees to observe the following regulations:

Dogs & Cats: Must be controlled at all times. Must be kept on a short leash while in common areas or on the grounds. Barking will not be tolerated in that it is considered to be a nuisance to other tenants. Proper disposal of cat litter (securely bagged) will be done on a frequent basis. Odors arising from cat litter will not be tolerated.

Birds: Birds will be properly caged. Seeds and droppings will be shielded or caught to prevent accumulation and/or damage to carpeting/floors.

Fish: Aquariums will not leak and will be cleaned regularly to prevent foul water and/or odors.

Other terms: \_\_\_\_\_

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