

CIRCA PROPERTIES PET LEASE

The only pets allowed in a rental unit are de-clawed, mature cats (at least one year of age) that have been approved by us. In return for allowing your cat to occupy your apartment, you agree to pay a nonrefundable \$250.00 pet fee plus an additional \$25.00 per month as rent. A flea spray treatment will be arranged by the management office at the end of the lease; the cost of this treatment is included in the \$250 pet fee.

Rules:

- Only cats specifically on this agreement are allowed and must be pre-approved prior to bringing the cat on the premises.
- The cat must not disturb neighbors or other residents, regardless of whether it is inside or outside the unit
- The cat must be housebroken and may urinate or defecate only in a litterbox with kitty litter-type mix
- You must keep the cat under your supervision when outside at all times
- You agree to fully indemnify us for any damages arising out of injury to another person or another pet.
- In the event any cat has offspring, you will be in immediate breach of this agreement
- You will be responsible for full replacement and/or repair cost of carpet, walls, blinds, flooring or other items damaged in any way by the cat.

You agree that keeping a pet on the premises is a revocable privilege and not a right. You agree that approval or denial of all pets is at our sole discretion and we reserve the right to withdraw consent at any time by giving you 7 days written notice to remove the animal from the premises for any reason. In the event the animal is not removed after notice, we reserve the right to remove him/her by leaving, in a conspicuous place in the apartment, a 24-hour written notice of intent to remove the animal, followed by kenneling the animal or turning it over to a humane society or local authority at your expense.

These policies shall remain in effect if the Lease is renewed, extended, modified, released, or surrendered. We shall not be held liable for loss, harm, sickness, or death of the animal unless due to our gross negligence.

Description of cat:

Name: _____ Age: _____

Type: _____ Color: _____

Unit cat will occupy: _____

Resident #1 _____ Date _____

Resident #2 _____ Date _____