

PREMIER PROPERTY MANAGEMENT

PET RIDER

This rider is hereby made a part of and incorporated as part of a certain Lease Agreement dated _____.

“Lease” for the property located at: _____

by and between **Premier Property Management** (“Lessor”) and _____

IN THE EVENT OF A CONFLICT IN TERMS, THE TERMS AND CONDITIONS OF THIS RIDER SHALL GOVERN OVER THE TERMS AND CONDITIONS OF THE AFORESAID LEASE.

In consideration of the sum of _____ dollars (**\$0.00**)

(“Pet Deposit”) to be paid by Lessee upon the execution hereof the parties hereto agree to the following:

1. Lessor Shall permit Lessee to keep:

_____ Num.	_____ Type	_____ Breed	_____ Weight
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on the premises for the term of the Lease, and so long as Lessee is not in default of same.

2. Lessee shall clean up after the pet at all times on the premises, in all common areas as well as in all areas of the building in which the premises are situated.
3. Lessee shall keep the pet quiet at all times.
4. Lessee agrees that pet shall not be taken outside the premises, (including on the patio or balcony), unless the pet is on a leash. The pet shall be walked only in the area(s) so designated by Lessor from time to time.
5. Lessee agrees that in the event of any violation of the terms and conditions set forth above, the Lessor shall have the right to demand removal of the pet from the premises. Any refusal by Lessee to immediately comply with such demand shall be deemed to be a material breach of the Lease, in which event Lessee shall forfeit the aforesaid Pet Deposit to Lessor and Lessor shall be entitled to any and all other remedies provided by law or equity. However, if Lessee removes the Pet upon demand, Lessor shall return the aforesaid Pet Deposit to Lessee less damages, if any, to the Premises or to the building or to the common areas where the premises are situated, and the Lease shall continue in effect except that this rider shall be deemed null and void.

Lessor/Agent

Lessee/Tenant

Lessee/Tenant

\$ is the required Pet Deposit

\$ is the monthly rental amount