

Pet Application

Use this form only for properties that accept pets. If you are unsure, contact the Property Manager.

Property Address				
Tenant Name				
		Pet #1	Pet #2	
Pet Details	Type of Pet			
If you have more than two print and complete addition forms as needed.	Breed			
	Age / Weight	/	/	
	Date vaccinated			
	Photo provided	YES / NO	YES / NO	
	How long have you	owned?		
	Pet Name			
	,			
Veterinarian				
Name		Phone #	Phone #	
Address		Email	Email	
D / 1 T		L		
Renter's Insurance Agency		Phone #		
Address		Email	Email	
Address			2	
	RN BLVD, STE 170 • CITR	based on type, size, and number of pets; US HEIGHTS, CA 95610 • TEL: 916. ADMIN@TITANREI.COM • WWW.T		
		OFFICE USE ONLY		
Application is: [☐ Approved ☐ Denied			
Approving Agent:	int	Sign	Date	

Tenant(s) shall read and agree to the Terms and Conditions on the following page.

The undersigned Tenant(s) acknowledge and agree to the following Terms and Conditions:

1. Tenant agrees to the following fees to mitigate the risk of allowing pets on the premises:

Increase to Deposit	Potermined at time of approval *Note: Total deposit for property cannot exceed 2x the rent.		
Increase to monthly rent	If applicable; as advertised.		
Initial Property Inspection To occur 3-4 months into tenancy	\$75.00		
Follow up Inspections Due to any complaints or failed inspections	\$75.00 Each *Note: \$50.00 additional charge per inspection if written notice is required due to non-cooperation in scheduling.		

- 2. Any increase to the Security Deposit is not a pet deposit. Deposit may be applied towards cleaning or repairs caused by Tenants, pets, or guests.
- 3. No portion of the deposit will be applied to charges or refunded during tenancy, even if a pet is removed.
- 4. Tenant is responsible for <u>professional carpet cleaning</u> after vacancy. Tenant shall pay for the cleaning and provide a copy of the receipt to Titan Property Management.
- 5. Tenant shall keep only the animals approved by Agent. Adding or substituting pets is a violation of this agreement.
- 6. Tenant shall not "baby sit" or allow visitation of other animals, birds or pets of any nature or for any length of time.
- 7. Tenant agrees to keep their pets under control at all times, abide by the City or County ordinances pertaining to pets, and to keep their pet restrained at all times when outside of the dwelling.
- 8. Tenant will clean up after their pet properly and promptly. Pets shall not be allowed to relieve themselves in common areas such as playgrounds or sidewalks.
- 9. Tenant shall not leave food or water out in a manner that may attract pests.
- 10. Tenant shall keep their pet from causing any disturbance of another's right to quiet enjoyment. Tenant will immediately remedy any complaints made.
- 11. Pets are not allowed to breed anywhere on the property.
- 12. Tenant must keep the pet(s) vaccinated at all times.
- 13. Any damage, loss, or expense caused by a pet shall be remedied immediately at Tenant expense.
- 14. Tenant shall remove the pet if there is any incidence or report of violent behavior of the pets in this agreement.
- 15. Agent will report to Animal Control any pet left unattended for twenty-four (24) hours or more, as well as any suspected neglect or abuse. Agent deems such circumstances an emergency for the right to enter the premises and allow authorities to remove the animal from the premises.
- 16. Tenant shall indemnify, defend and hold Agent or Agent's Agent harmless from and against all claims, actions, suits, judgments and demands brought by another party due to any activity or damage caused by the pet.
- 17. Agent reserves the right to revoke permission to keep the pet should the Tenant violate any of the terms of this agreement.
- 18. In any action or proceeding arising out of this agreement, the prevailing party shall be entitled to reasonable attorney's fees and costs.

Resident Signature	Date	Resident Signature	Date
Resident Signature	Date		
C		Landlord/Agent Signature	Date