



PET APPLICATION- one application for each animal

We reserve the right to decline the following pets – Chows, Great Danes, Doberman Pinschers, Pit Bulls, German Shepherds, or Rottweiler's.

Tenants:		Date	
Property:			

This application is made as a part of my/our rental application for the property located at the above property. I/We do hereby request that my/our pet be approved to reside with me/us during the term of my/our lease agreement.

In consideration of having my/our pet approved, I/we agree to pay a nonrefundable pet application fee of \$300 per pet to SEATON PROPERTIES. This fee is paid as I/we understand that a pet-occupied property often causes more work, closer inspections, and occasional complaints from neighbors. I further understand that the non-refundable application fee is strictly an administrative fee paid to the Lessor and is not considered a security deposit or pet deposit and may be charged annually for all pets over 40 lbs.

Breed of pet		Pet's name		Pet's weight (lbs)		Pet's age	
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I/We, the owners of the above described pet, do hereby certify the following:

1. My/our pet is well trained, is not dangerous to others, and does not have a propensity to be vicious.
2. My/our pet has never bitten, clawed, or caused harm to a person.
3. In the event the pet produces a litter, we agree to keep the litter at the rental premises no longer than one month past weaning.
4. I/We shall not engage in any commercial pet raising activities.
5. There shall be no pets, other than listed above, on the premises without the express written approval of SEATON PROPERTIES. Should I/we desire additional pets, I/we agree to apply to SEATON PROPERTIES for approval, prior to pet occupancy.
6. I/We agree to keep the pet from becoming a nuisance to neighbors. This includes cleaning up any animal waste and controlling the barking of the pet, if necessary.
7. Tenants are responsible for keeping all areas where pets are housed clean, safe, and free of parasites, including fleas. Dog owners must immediately pick up and dispose of, in a sanitary manner, all dog waste deposited on the street or grounds. Cat owners must place soiled cat litter in tied plastic bags and dispose of the bags in garbage pails. (FEE FOR PICKING UP DOG POOP IS \$250.)
8. In the event that my/our pet causes damage or destruction to the property, I/we agree that all cost of said damage or destruction shall come out of our security deposit as stipulated in the lease agreement.
9. No pet is to be left alone in a tenant's home for a period longer than that which is appropriate in light of the needs of the individual pet. While this period may vary depending on the pet in question, landlord and tenant understand that, in general, dogs should not be left alone for more than 9 hours, and other pets for more than 24 hours, on a regular basis. When SEATON PROPERTIES has reasonable cause to believe a pet is alone in the home and either that pet is creating a disturbance or any other emergency situation appears to exist with respect to that pet. SEATON PROPERTIES will attempt to contact the tenant to remedy the situation. If management is unable to contact the tenant within a reasonable period, management may enter the tenant's home and make any necessary arrangements for the pet's care, including removing the pet and placing it in a temporary home, such as a boarding kennel. Any costs incurred will be deducted from the tenant's pet fee.
10. Require that pets be kept under control at all times. Cats should be kept indoors or may be on a harness and leash, with a person holding the leash, for an outdoor visit. Dogs should be on a leash and under human control while outdoors. Dogs will not be left alone in the yard when the resident isn't home and chaining or tethering animals is forbidden.
11. I have read, understand and agree to the above pet policy in its entirety. I especially understand that failure to adhere to the terms of the agreement in its entirety will result in the termination of my tenancy of the premises.

RECEIPT OF COPY ACKNOWLEDGED: Residents hereby acknowledge that they have read these Rules and Policies and understand that this Pet application is incorporated into and made part of the lease. Residents understand it, agree to it and have been given a copy.

DATE		TENANT 1- SIGN	
DATE		TENANT 2- SIGN	
DATE		SEATON PROP SIGN	