**PINNACLE ESTATES OF GLENDIVE L.L.C.**

**DBA PINNACLE ESTATES & EXTENDED STAY RV**

**EIN 82-3116213**

**31 HWAY 16, GLENDIVE, MT 59330**

**PET AGREEMENT**

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**PLEASE NOTE:** Pets are a serious responsibility and risk for each tenant. If not properly controlled and cared for, pets can disturb the rights of others and cause significant damage for which tenants may be held liable. The following is a list of dogs not allowed in Pinnacle Estates & Extended Stay RV:

Pit Bull Terriers

Staffordshire Terriers

Rottweilers

German Shepherds

Presa Canarios

Chow Chows

Doberman Pinschers

Akitas

Wolf-Hybrids

Mastiffs

Cane Corsos

Great Danes

**Date of Lease Agreement:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Lot Number:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Tenant(s):** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Owner/Manager:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**PET AGREEMENT**

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**TERMS:**

1. Conditional Authorizations For Pet. Tenant is hereby authorized to keep a pet which is described below at the above premises until the lease expires. Authorization may be terminated if tenant’s right of occupancy is terminated or if the pet rules listed below are violated in any way by tenant or tenant’s family, guests or invitees.
2. Additional Security Deposit. Tenant shall Deposit with the Owner/ Agent an “Additional Deposit” in the amount of $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ which shall be held as a security for the faithful performance of this Pet Agreement and as an additional security deposit for any damages that may be caused by Tenant’s pet(s).
3. Additional Pet Rent. Rent payable under the rental Agreement referenced above will be increased by $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ per month, payable per the terms of said Rental Agreement.
4. No Limit on Liability. The additional security deposit to be paid by Tenant under this Pet Agreement is not a limit on tenant’s liability for property damages, cleaning, deodorizing, defleaing, replacements and/or personal injuries set forth below or under applicable law.
5. Indemnification. Tenant shall indemnify and hold Owner and Agent harmless from any and all liability associated with Tenant keeping a pet on the premises including, without limitation, any damage to the premises, Tenant’s personal property, and any damage or injuries to others.

**DESCRIPTION:**

1. Description of Pet. Only the following pet(s) are authorized to be kept on the premises. No substitutions are allowed. No other pets shall be permitted on the premises unless listed on this Pet Agreement.

**Species Breed Color Age Weight Name**

1.\_\_\_\_\_\_\_\_\_\_\_\_\_, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_,\_\_\_\_\_\_\_\_,\_\_\_\_\_,\_\_\_\_\_\_\_,\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

2.\_\_\_\_\_\_\_\_\_\_\_\_\_, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, \_\_\_\_\_\_\_\_,\_\_\_\_\_,\_\_\_\_\_\_\_,\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

3.\_\_\_\_\_\_\_\_\_\_\_\_\_,\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_,\_\_\_\_\_\_\_\_,\_\_\_\_\_\_,\_\_\_\_\_\_\_,\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**PET AGREEMENT**

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**PET RULES:**

1. Tenant is responsible for the actions of the pet at all times and agrees to abide by the following rules:
2. Tenant agrees that pet will not disturb the rights, comforts or convenience of others. This applies to whether the pet is inside or outside the premises leased by Tenant.
3. Unless Owner/Agent has restricted the pet(s) to a particular area of the premises, the entire premises leased may be used. However, Tenant is responsible to ensure that the premises are not damaged due to digging, overuse or defecation by the pet(s). Tenant shall promptly remove all pet solid waste. Pet must be leashed or confined to the leased premises at all times.
4. Pet will not be allowed to roam off the premises unattended.
5. Additional Rules: Landlord shall from time to time have the right to make reasonable changes and additions to the pet rules herein upon written notification to Tenant.
6. Liability for Damages:
7. Tenant(s) shall be liable for the entire amount of damages caused by pet, including landscaping. Payment for damages, repairs, cleaning, etc. shall be due immediately upon demand. Tenant shall be strictly liable for the entire amount of any injury to the person or property of others, caused by such pet, and tenant shall indemnify owner for all costs of litigation and attorney’s fees resulting from same.
8. Violation of Rules. If any rule or provision of this Pet Agreement is violated by tenant, other occupants, guests or invitees, tenant shall at Owner’s/Agent’s option immediately and permanently remove the pet from the home upon written notice by Owner/Agent. Failure of Tenant to so remove the pet shall be considered a violation of the rental agreement and may subject Tenant to eviction.

**THIS IS A BINDING LEGAL DOCUMENT, READ CAREFULLY BEFORE SIGNING**

Tenant \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Tenant \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Owner/Agent \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_