



SKYBRIZ LLC PET AGREEMENT

Date: October 21, 2023

This Pet Agreement ("Agreement", "Policy") is made and entered into on this October 19th, 2023, by and between:

Manager's Name: SKYBRIZ LLC

Address: Liverpool, NY 13088

Tenant's Name: All Tenants

Rental Property Address: All units managed by SKYBRIZ LLC

Collectively referred to as "Parties."

1. PET DESCRIPTION:

Tenant agrees to keep the following pet(s) on the premises:

Pet Name(s):

Type of Pet(s):

Breed(s):

Age(s):

Color/Markings:

2. PET RULES AND REGULATIONS:

(a) Tenant agrees to ensure that the pet(s) do not become a nuisance to neighbors or other tenants. Excessive barking, aggressive behavior, or any other disruptive conduct will not be tolerated.

(b) Tenant shall be responsible for cleaning up after their pet(s) both inside the rental unit and in the surrounding area. This includes, but is not limited to, disposing of waste in a proper and sanitary manner.

(c) Tenant agrees to keep the pet(s) under control and on a leash or in a secure enclosure when outside the rental unit.



(d) Tenant is responsible for any damage caused by the pet(s) to the rental property, or its contents described herein, including but not limited to carpets, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances, sod, yards, fences, or landscaping. Upon termination of the Lease or removal of the pets) from the Premises, whichever occurs first, and if any part of the Premises leased by Tenant were damaged or fouled by the pet(s) or infested with fleas, Tenant shall be responsible for the cost for professional carpet cleaning, treatment for flea infestation, and any other repair or replacement required and related to property damage caused by Tenant's pet(s). These repair or replacement costs shall be deducted from the Pet or Damage Deposit, from the security deposit. If damage caused by the pet(s) exceeds the dollar amount of the Pet or Damage Deposit, any and all additional costs must be paid by Tenant immediately upon demand by Landlord.

3. PET FEES AND DEPOSITS:

Tenants must pay a pet deposit upon signing the lease agreement. The amount of the deposit will be specified in the lease agreement. This deposit is non-refundable, subject to deductions for any damages caused by the pets during the tenancy.

4. Monthly Pet Fee:

Tenants are also required to pay a monthly pet fee as part of the rent. The specific amount of this fee will be determined and outlined in the lease agreement. These fees are subject to change based on factors such as the type and number of pets and any damages caused by the pets during the tenancy.

5. PET HEALTH AND LICENSING:

(a) Tenant shall maintain the pet(s) in good health and shall provide regular veterinary care, including vaccinations as required by local, state, and federal laws.

(b) Tenant shall ensure that the pet(s) are properly licensed in accordance with local, state, and federal regulations.

6. PET EMERGENCY CONTACT:

Tenant shall provide the Landlord with the name and contact information of a responsible individual who can take care of the pet(s) in case of Tenant's absence or emergency.

7. PET INSURANCE:



Tenants are required to obtain liability insurance to cover any injuries or damages caused by the pet(s). This insurance is mandatory and must be maintained throughout the duration of the tenancy.), as required by federal, state, and local laws.

8. INDEMNIFICATION:

To the extent permitted by law, Tenant agrees to indemnify, hold harmless, and defend Landlord, Landlord property manager (if there is one), and Landlords agents from any and all damages, cost, expenses, and reasonable attorney's fee, if any, which Landlord may suffer or incur in connection with the act or acts of any pets(s) described herein.

9. TERMINATION OF AGREEMENT:

If the Tenant breaches any terms of this Agreement related to the pet(s), the Landlord reserves the right to terminate the pet privileges immediately and take necessary legal action, including eviction, if necessary, in accordance with federal, state, and local laws.

10. COMPLIANCE WITH LAWS:

Tenant acknowledges and agrees to comply with all federal, state, and local laws, regulations, and ordinances pertaining to the pet(s), including but not limited to the Fair Housing Act (federal law) and the New York Pet Law (Article 7 of the New York Agriculture and Markets Law).

11. ENTIRE AGREEMENT:

This Agreement contains the entire agreement between the Parties and supersedes all previous agreements and understandings between the Parties concerning the subject matter hereof. Any modifications or amendments to this Agreement must be in writing and executed by both Parties.

IN WITNESS WHEREOF, the Parties hereto have executed this Pet Agreement as of the Effective Date.

12. Changes To This Policy.

SKYBRIZ LLC reserves the right to modify this Policy at any time. Tenants will be informed of any changes through written notices or electronic communication.

By continuing your tenancy with SKYBRIZ LLC, you acknowledge and accept the terms and conditions outlined in this Pet Agreement.

Last Updated: October 19th, 2023

13. Binding Effect:



This policy, as stated herein, shall be binding upon the Tenant and all parties claiming under the Tenant, including but not limited to, their agents, employees, guests, and other occupants. The Tenant acknowledges receipt and understanding of this policy, and their continued occupancy of the Property constitutes acceptance and acknowledgment of the terms and conditions outlined herein.

Please do not hesitate to contact our office at contact@skybriz.com or 315-960-1404 if you need clarification or assistance. We value your feedback and aim to make this transition as smooth as possible for everyone.

Thank you for your understanding and cooperation. We appreciate your cooperation in making our community a safe, comfortable, and pleasant place to live.

Warm regard