

Real Estate Management and Investment

522 1/2 S. BURDICK ST.  
KALAMAZOO, MI 49007

**PET RIDER**

THIS RIDER is hereby made a part of and incorporated as part of a certain lease agreement "Lease" identified as:

Lease Date: \_\_\_\_\_

Address of Rental Unit: \_\_\_\_\_, Kalamazoo, Michigan

BY AND BETWEEN Trident Realty, Inc. (LANDLORD) and

_____ (TENANT)	_____ (TENANT)
_____ (TENANT)	_____ (TENANT)
_____ (TENANT)	_____ (TENANT)

The parties hereto agree to the following terms and conditions:

- 1) LANDLORD shall permit TENANT(s) to keep the following Pets on the Premises for the term of the Lease, and so long as TENANT(s) is not in default of the Lease:
  - |      |       |        |       |
|------|-------|--------|-------|
|      |       |        |       |
| Type | Breed | Pounds | Color |
  - |      |       |        |       |
|------|-------|--------|-------|
|      |       |        |       |
| Type | Breed | Pounds | Color |
- 2) TENANT(s) 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 and grounds in which the Premises is situated.
- 3) TENANT(s) shall keep Pet quiet at all times.
- 4) TENANT(s) agrees that the 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 in the area(s) so designated by LANDLORD from time to time.
- 5) TENANT(s) agrees that in the event of any violation of the terms and conditions set forth above, the LANDLORD shall have the right to demand removal of the Pet from the Premises. Any refusal by TENANT(s) to immediately comply with such demand shall be deemed to be a material breach of the Lease, and LANDLORD shall be entitled to any and all other remedies provided by law or equity.
- 6) TENANT(s) understand that no other pet may enter the property at anytime other than those pets identified above. TENANT(s) found in default of this will be charged penalties adherent to that failure as evidenced by the Lease.
- 7) Tenant shall be responsible for any and all damages caused by the pet(s) to the rental premises. This includes, but is not limited to: damage to carpet/vinyl flooring due to pet urine or other excrement and excessive cleaning of the apartment due to pet hair beyond cleaning normally associated with this unit. Tenant understands that in many cases, pet urine and excrement cannot be removed from carpet with normal steam cleaning and must be completely replaced. Tenant is responsible for the entire cost of replacing carpet that cannot be cleaned due to pet urine and/or excrement.

**AGREEMENT SIGNATURES**

All parties to this Agreement have read, and agree to abide by all the rules and regulations listed herein. In consideration hereof, the undersigned hereby guarantee the faithful performance of the covenants and conditions of this Pet Rider.

Tenant's Names (Signatures)	Date	Tenant's Names (Signatures)	Date
1. _____	_____	5. _____	_____
2. _____	_____	6. _____	_____
3. _____	_____	7. _____	_____
4. _____	_____	8. _____	_____

LANDLORD: \_\_\_\_\_  
Troff & Denning, Inc. Date \_\_\_\_\_