

# Authorized Pet/Animal LEASE AGREEMENT AND REGULATIONS ADDENDUM

This agreement is a binding legal contract

## WEST PROPERTIES

Rev. 6.25.2020

Rental Unit Address \_\_\_\_\_ Tenant \_\_\_\_\_ Date \_\_\_\_\_

\$ 150.00 Non Refundable Pet/Animal Registration Fee

\$ 35.00 Amount added to monthly rent

NOTE: This amount will not cease even if pet or animal no longer resides in unit. Because certain cleaning protocol and costs are still incurred because of initial presence of animal. Landlord reserves the right to meet all pets / animals before authorizing them and finalizing rental contract. Tenant(s) initial (s) \_\_\_\_\_

Tenant must provide proof from a veterinarian of current rabies shots & and wellness of their pet / animal. Also if in city of Poplar Bluff current animal license. All above required before move-in is allowed. More local veterinarian information on the back of this page.

### **Renters Insurance is REQUIRED for pets / animals PRIOR to Move-In**

Call Gary Croy at MHJ Insurance 573-429-5430 for a quote on Renters Insurance.

West Properties must be listed as **'Additional Insured'** in your policy.

You must have a clearly visible note / sign on your door advising visitors / maintenance personnel of your pet / animal. **Also animal must be kenneled if a service call is needed and repairman coming to house.**

After tenant moves out, if fleas are found rent will continue. Flea checks will begin 2 weeks after tenant vacates and continue weekly until no fleas are found. Also, tenant will be responsible for all cost of removal of fleas or floor replacement and rent. Rent continues because an infested unit is not rentable.

This agreement is for specific listed pet / animal, if tenant wants to get a different pet / animal, landlord must be notified BEFORE a tenant gets one. DO NOT IGNORE THIS REQUIREMENT!!

There are to be no pets or animals in or on the premises at any time for any reason except those listed here.

Tenant is responsible for picking up animal waste every day and dispose of in plastic bags in trash.

No excuse "We are just watching (Aunt Lulu's little Fluffy) for a little while"

Pictures taken of each pet / animal YES NO

Pets / animals must be listed. Below Has any of your animals ever bitten anyone? \_\_\_ If so which one (s) \_\_\_

Species \_\_\_\_\_ Breed \_\_\_\_\_ Name \_\_\_\_\_ Color \_\_\_\_\_ Weight \_\_\_\_\_

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Tenant \_\_\_\_\_ Tenant \_\_\_\_\_

Manager \_\_\_\_\_ Tenant \_\_\_\_\_

**Animal Care Center**

Animal hospital in the Butler County, Missouri  
Address: 3937 US-67, Poplar Bluff, MO 63901  
Phone: (573) 686-3998

**Hillcrest Animal Hospital**

Animal hospital in Poplar Bluff, Missouri  
Address: 1904 S Westwood Blvd, Poplar Bluff, MO 63901  
Phone: (573) 785-1471  
Hours: Open 8AM–5PM

**Hicks Animal Hospital**

Animal hospital in the Butler County, Missouri  
Address: 1600 MO-53, Poplar Bluff, MO 63901  
Hours: Open 7:30AM–5:15PM  
Phone: (573) 686-1281

**Poplar Bluff Animal Control**

Physical Address  
1500 Butler Street  
Poplar Bluff, MO 63901

Phone: 573-686-8635

**Hours**

Monday, Wednesday, and Friday  
11 a.m. - 3 p.m.

Tuesday and Thursday  
Noon - 5 p.m.