



PET APPROVAL REQUEST

Having a pet reside in your unit requires prior approval from the Landlord.

Please fill out a pet profile online at www.rentecclipse.com/pet before submitting this document to Landlord.

Tenant Name	Date Submitted	Date of Pet Move In
Rental Address		

Tenant hereby requests approval for the following pet:

Pet Type	Pet Name	Is Pet Spayed/Neutered?
Pet Breed	Pet Age & Weight	Type of House Training
How will pet be cared for when left alone?		

Tenant agrees to the following:

- **Photo** – A photo of the pet must be submitted to Eclipse Property Management.
- **Increased Rent** – \$50.00 per month, per pet, starting on the date of pet move in (listed above).
- **Security Deposit** – Additional \$100 increase to Security Deposit, per pet.
- **Pet Inspections** - 1-4 pet inspections per year will be conducted by Landlord depending on pet screening profile submitted by Tenant. Tenant will pay \$10-\$40 per month for pet inspections depending on how many are required by Landlord.
- **Single Pet** – Only the pet listed above is authorized. Additional pets must have individual approval.
- **Aggression** – No animals with a history of aggression are permitted.
- **Laws** – Tenant agrees to comply with all applicable governmental laws and regulations.
- **Licensing & Vaccination** – Tenant must keep pet Licensed and Vaccinated as required by Law.
- **Cleanup** – Tenant agrees to clean and properly dispose of all pet waste, and prevent odors.
- **Damages** – Must be immediately repaired, cleaned and/or replaced at the Tenant's expense.
- **Liability** – Tenant is solely responsible for the entire amount of any injury to any person or property caused by the pet, and shall indemnify Landlord/Owner for all damages, including but not limited to, any costs or attorney’s fees resulting from such incidents and/or resulting dispute and/or litigation.
- **Nuisance to Others** – Noise, aggression, odors, or other disruptions to neighbors will be grounds for the Landlord’s withdrawal of permission, after which the Tenant will have to remove the pet immediately and permanently. Failure to do so is grounds for eviction.
- **Breeding** – Prohibited

Accepted and Acknowledged by:

Primary Tenant - Name	Signature	Date
Additional Tenant - Name	Signature	Date
Additional Tenant - Name	Signature	Date
Property Manager - Eclipse Property Management	Signature	Date