



**EMERALD PROPERTY AND MANAGEMENT LLC**  
**3215 COACHLITE AVE.**  
**PORTAGE, MI 49024**  
**(269) 317-2057**  
**WWW.EMERALDPROPERTIESLLC.NET**

**Pet Disclosure**

The following information pertains to pets on the property at \_\_\_\_\_ Kalamazoo, MI 4900\_\_.  
 address

The tenants \_\_\_\_\_ , \_\_\_\_\_ ,  
 \_\_\_\_\_ , \_\_\_\_\_ ,  
 \_\_\_\_\_ , \_\_\_\_\_

of the above property have been given permission to have the following pet (s), \_\_\_\_\_, in the property beginning August \_\_, 20\_\_ and during the remainder of the lease year, ending July 31, 20\_\_ for the monthly fee of \$\_\_\_\_\_ to be paid with your rental payment.

I agree that any pet in the property must be fully house broken and "potty" trained prior to moving into the property.

The administration fee includes the cost of professional carpet cleaning at the termination of the lease. This covers routine cleaning only. Should there be a need for additional carpet cleaning, deep cleaning, additional disinfecting with chemicals, etc. the tenants will be charged and must make payment at that time.

It is required that steam cleaning by Modernistic Carpet Cleaners take place near the middle of the lease term no later than January 10 of the current lease year to prepare for showings to the property. This will be at the expense of the tenants. A copy of the billing statement must be provided to us at this time.

The security deposit will cover the cost of any and all damages as a result of a pet occupying the property.

The security deposit may be used for but is not limited to:

1. Replacement of flooring, including:  
 carpet (removal, cost of disposal, chemicals to disinfect, new pad, new carpet, cost of professional labor),  
 hardwood floor (removal, cost of disposal, new subfloor, new hardwood floor, cost of professional labor),  
 linoleum/laminate flooring (removal, cost of disposal, chemicals to disinfect, new subfloor, new linoleum/laminate floor, cost of professional labor).
2. Damage of walls, including:  
 Drywall/sheetrock (removal of damaged section, cost of disposal, new drywall/sheetrock, materials including patch, primer, matching of existing paint, cost of professional labor)  
 Wood paneling (removal of damaged section, cost of disposal, new panel, materials including caulk, primer, matching of existing paint, cost of professional labor)
3. Replacement of Doors/storm doors/screens, including:  
 New door/storm door (screen replacement, removal of damaged door/storm door/ screen, cost of disposal, new door/casing, materials including primer, paint, cost of professional labor)
4. Repair/Replacement for window damage, including:  
 Window glass/screen replacement (removal of damaged glass/screen, cost of disposal, new window glass/screen, materials including primer, paint, cost of professional labor)

5. Replacement of hardwood trim/molding (removal of damaged hardwood trim/molding, cost of disposal, new hardwood trim/molding, materials including primer, paint, cost of professional labor)

**On the exterior of the property, tenants must:**

1. Regularly clean up pet waste. Leave NO PET WASTE at the termination of the lease.
2. Fill in any holes as a result of a pet and re-grow grass in this place. Leave NO HOLES IN YARD at the termination of the lease.

The property will be thoroughly inspected for damages in the following areas, interior and exterior, upon termination of the lease:

- Scratches on all surfaces-walls, flooring, doors, window trim/molding, fireplace surround, countertops, appliances, etc.
- Chewed surfaces inside and outside- walls, flooring, doors, window trim/molding, fireplace surround, countertops, appliances, etc.
- Torn/frayed carpet in all areas
- Pet odor, in particular of urine odors in all areas, especially flooring

If at any time during the lease it is determined that cleaning take place as the result of pets, we will hire a service for you at the expense of the tenants. This may include steam cleaning of the carpets/rugs, cleaning of the basement with an anti-bacterial wash, or any other necessary cleaning service as determined by the landlord.

If at any time it is determined that the pets have the potential or are causing damage to the property, you may be asked to remove your pets for the remainder of the lease.

In the event a pet is discovered living in the property without this contract and approval of EPM, the tenants will be responsible for retroactive fees required to have a pet in the property. i.e. a pet begins occupancy before the date agreed upon with EPM, a pet is acquired during the lease without the approval of EPM.

Normal wear and tear to the property does not include damage to any area of the property.

I have read and agree to the above conditions with regard to pets in the property.

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

\_\_\_\_\_ Date\_\_\_\_\_

\_\_\_\_\_ Date\_\_\_\_\_

\_\_\_\_\_ Date\_\_\_\_\_

\_\_\_\_\_ Date\_\_\_\_\_

\_\_\_\_\_ Date\_\_\_\_\_

EPM signature\_\_\_\_\_ Date\_\_\_\_\_