

Schermerhorn Management Inc.

536 Bay Road, Suite 2 • Queensbury, New York 12804
518-798-0674 phone
518-743-9653 fax

Pet Application/Registration Form

Name of pet owner: _____
Apartment community: _____
Apartment address: _____
Home telephone: _____
Work telephone: _____

(please attach pet photo here)

Pet Information:

Please list all pets separately

Pet's name	Type/Breed	Age	Spayed or Neutered?	Date of Last Rabies Shot	License or I.D. #	SAM Registration #

Pet References:

Veterinarian: _____ Phone: _____

Address: _____ Shots Verified: _____

Pet's Emergency Caretaker:

Name: _____

Address: _____ Phone: _____

I have read and understand the landlord's rules pertaining to pets and I, and members of my household, promise to fully comply.

Signature of pet owner: _____ Date: _____

Approved by: _____ Date: _____

Pet Rules and Regulations

Pet owners must complete a Pet Application and Registration form before occupying the apartment. You agree to provide a photo of your pet for our file.

1. Resident must agree to abide by all applicable Pet Rules and Regulations.
2. The Pet Rules and Regulations are made a part of this Agreement and a breach of any Pet Rule or Regulation will be a default under this Agreement. In the event of a default of any of these terms Resident agrees, within three (3) days after receiving written notice of default from Landlord, to cure the default. Resident agrees that Landlord may revoke permission to keep pet(s) on the premises by giving Resident thirty (30) days notice.
3. Resident has completed a Pet Application & Registration form and has been granted permission by Landlord to keep the pet(s) specified below under the following terms and conditions:

a. No puppies or kittens

- b. Pets may not be kept, bred or used for any commercial purpose. All pets must be spayed or neutered.
- c. Pets must be confined to the pet owner's Apartment, must not be allowed to roam free and may not be tied unattended in any common area. All pets must be kept on a leash when outside the Apartment and walked away from the building to the Community perimeters or to wooded areas.
- d. Persons who walk pets must immediately remove and properly dispose of any feces deposited by your pet. Cat litter may not be disposed of in toilets.
- e. If your pet is or becomes a nuisance or threat to other residents or destroys property within the Apartment or Community, we may revoke our permission for you to keep your pet, immediately in the case of an emergency, or otherwise on five (5) days' notice to you. Examples of nuisance include (but are not limited to) personal injury or property damage, making noise continuously and/or incessantly for a period of 10 minutes or intermittently for 1/2 hour or more to the disturbance of any person at any time of day or night, pets in common areas who are not under the complete control of a responsible person and on a short hand-held leash or in a pet carrier, animals who relieve themselves on walls or floors of common areas, animals who exhibit aggressive or vicious behavior, pets who are conspicuously unclean or parasite-infested.
- f. The pet will be allowed out of the premises only under the complete control of a responsible person and on a hand held leash or in a pet carrier.
- g. Any damage to the exterior or interior of the premises, grounds, flooring, walls, trim, finish, tiles, carpeting, or any stains, etc. caused by pet will be the full responsibility of the Resident and that Resident agrees to pay all costs involved in the restoration to its original condition. If because of any such stains, etc., said damage is such that it cannot be removed, than Resident hereby agrees to pay the full expense of replacement.

- h. It is also understood and agreed that Resident will permit the Landlord to professionally fumigate the premises, including any grounds (if any) for fleas and ticks and clean all carpets when Resident vacates the premises. The contractors used will be the Landlord's contractors and the cost will be done at competitive prices **at the expense of the Resident.**
- i. Resident will provide adequate and regular veterinary care of pet, ample food and water, and will not leave pet unattended for any undue length of time. Resident will diligently maintain cleanliness of litter pans, sleeping and feeding areas.
- j. It is further understood and agreed that if efforts to contact the Resident are unsuccessful, the Landlord or the Landlord's agents may enter Resident's apartment if there is reasonable cause to believe an emergency situation exists with respect to the pet. Examples of an emergency situation include abuse, abandonment, or any prolonged disturbance. If it becomes necessary for the pet to be put out for board, any and all costs incurred will be the sole responsibility of the Resident.
- k. Resident agrees to indemnify, hold harmless, and defend Landlord or Landlord's agents against all liability, judgments, expense (including attorney's fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by the Resident's pet(s).
- l. Resident understands neither the Pet Rent(s) paid nor the Non-Refundable Pet Permission Fee(s) paid can or will be utilized to offset against any charges incurred as a result of your pet(s) as noted in Paragraph g above i.e. damages, repairs, or full replacement costs.

By signing below I/We understand I/We have read all of the Pet Rules and Regulations and will abide by them.

Resident: _____	Date: _____
Signature	
Resident: _____	Date: _____
Signature	
Resident: _____	Date: _____
Signature	