



## PET APPLICATION

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*Applicant(s) Name(s)*

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*Property Address*

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*Date*

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WestPro Management and Leasing, LLC | 1489 W. Warm Springs Road, Suite 110 | Henderson, NV 89014  
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Mailing Address: 631 N. Stephanie Street – #190, Henderson, NV 89014



## PET APPLICATION

The standard Residential Lease Agreement by WestPro Management and Leasing, LLC ("Agent") does not allow for any pets to be at the rented property ("Property") at any time. However, Landlord may choose to permit pets on the Property providing the Tenant agrees to comply with Landlord/Agent's rules and regulation, Homeowners Association (if any) rules and regulations, and any and all Federal, State and Local Laws governing the ownership and maintenance of pets.

### 1. Addendum to Lease Agreement

Pet Application will serve as an addendum to the lease agreement between Landlord/Agent and Tenant.

### 2. Pet Requirements

- 2.1 No more than three (3) pets shall be allowed on the Property at any time.
- 2.2 Pets under one (1) year old are not permitted.
- 2.3 Prohibited breeds of dogs are: German Shepherd, Doberman, Akita, Pitt Bull, Chow Chow, Rottweiler, Siberian Husky, Great Dane, American Staffordshire Terrier, and Alaskan Malamute.
- 2.4 The weight of the pet shall not exceed forty (40) pounds.
- 2.5 All farm and/or exotic animals are prohibited.

### 3. Tenant Obligations

- 3.1 Tenant shall maintain the pet in accordance with the provisions of this Pet Application and in full adherence to the HOA Rules and Regulations, and any and all applicable laws.
- 3.2 Tenant shall keep the pet leashed when outside the Property and/or in the common areas of the community.
- 3.3 Tenant shall not breed or permit breeding of any animals on or about the Property.
- 3.4 Tenant shall immediately clean up after the pet.
- 3.5 Tenant shall not allow pet to create excessive noise, become a nuisance, or disturb any other residents of the community, and/or neighborhood.
- 3.6 Tenant shall not chain pets to any fences, gates, support beams, or door knobs.
- 3.7 Tenant shall remove the pet from the Property immediately, if the pet interferes with the Landlord/Agent gaining access to the Property for the purpose of maintenance and repairs, and/or evaluation of said Property.
- 3.8 Tenant shall complete this Pet Application in its entirety and shall not allow any pet to take occupancy of the Property until such time when the Pet Application is approved by Landlord/Agent, and the required pet deposit is paid in full. Tenant must provide a photo of each pet with the Pet Application.



#### **4. Fees and Deposit**

- 4.1** Upon approval of this Pet Application, Tenant shall pay a pet deposit of two hundred fifty (\$250) dollars per pet. Pet deposit is paid in addition to any security deposit, fees, charges, and any and all other financial obligations by the Tenant under the Lease Agreement. Pet deposit is refundable upon termination of the tenancy by either party, subject to Landlord/Agent's evaluation of the property. Any damages to the Property by the pet which exceed the amount of the pet deposit shall be deducted from Tenant's security deposit.
- 4.2** If Tenant obtains a pet without written permission of Landlord/Agent, Tenant agrees to pay an immediate fine of five hundred (\$500.00) dollars. Additionally, Landlord/Agent reserves the right to terminate the lease agreement with the Tenant upon giving written notice to the Tenant, as outlined in said lease agreement.

#### **5. Indemnification**

Tenant agrees to indemnify Landlord/Agent for any and all liability, loss, and damages which Landlord/Agent may suffer as a result of a pet on the Property, whether or not written permission was granted.

#### **6. Revocation**

Tenant shall acknowledge and agree that the ownership and maintaining of the pet(s) on the Property is a privilege which may be revoked if the tenant fails to comply with rules and regulations of the Landlord/Agent, as well as any rules and regulations of the Homeowners Association (if any), and any Federal, State or Local laws and ordinances governing the ownership and maintenance of pets.



Property Information		
Address		
City	State	Zip Code

Tenant/Applicant Information		
Name		
Phone	Cell Phone	Email

Pet Information						
Pet Name	Type	Breed	Gender	Age	Weight	Spayed   Neutered
						<input type="checkbox"/> <input type="checkbox"/>
						<input type="checkbox"/> <input type="checkbox"/>
						<input type="checkbox"/> <input type="checkbox"/>
Desired Date for Pet Occupancy						

**Disclosure**  
**Please read carefully before signing**

- A. Applicant understands that WestPro Management and Leasing, LLC is the Managing Agent and the representative for the Landlord of the Property.
- B. Applicant declares that the information provided herein is true and correct. Any false or incorrect statement contained herein will cause this Pet application to be declined.
- C. Applicant understands and agrees with all provisions and rules and regulations governing the ownership and maintenance of pets, as outlined in this Pet Application.

Tenant/Applicant Acknowledgment	
Print Name	Sign
Date	

***For Office Use ONLY***

Application approved on \_\_\_\_\_

Application declined on \_\_\_\_\_

If declined, state reason... \_\_\_\_\_

By: \_\_\_\_\_ Title \_\_\_\_\_