

Pet Deposit Policy Template

Property & Lease Information

Property Owner / Management Company Name: _____

Property Address: _____

Tenant Name(s): _____

Lease Start Date: _____ Lease End Date: _____

Pet Information

Pet Name: _____ Type: _____

Breed: _____ Age: _____ Weight: _____ lbs

Color/Markings: _____

Spayed/Neutered: ☐ Yes ☐ No Vaccinations Current: ☐ Yes ☐ No

Emergency Contact (if tenant is unavailable): _____

Pet Deposit Terms

Pet Deposit Amount: \$_____

This deposit is: ☐ Refundable ☐ Non-Refundable

Collected On: _____

Held Separately From Security Deposit: ☐ Yes ☐ No

Pet Responsibilities

Tenant agrees to:

- Keep the pet properly restrained in common areas
- Clean up pet waste promptly
- Prevent excessive noise or disturbance
- Cover any costs for damages caused by the pet
- Notify the landlord if the pet is permanently removed from the unit

Inspections & Damage Clause

A move-out inspection will determine whether the pet deposit will be retained in part or full.

Damage beyond normal wear and tear may result in additional charges.

Liability & Insurance

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Tenant acknowledges full liability for any damage or injury caused by their pet.

☐ Proof of renters insurance (with pet liability) attached

☐ Pet insurance provided (optional)

Signatures

Tenant Signature: _____ Date: _____

Landlord/Manager Signature: _____ Date: _____