CITY OF LAREDO
DEPARTMENT OF COMMUNITY DEVELOPMENT
Municipal Housing Pet Agreement

EQUAL HOUSING OPPORTUNITY

Important Notice: Municipal Housing considers pets a serious responsibility and a risk to each resident in the dwelling. If you do not properly control and care for your pet, you will be held liable for any resulting damage or disturbance.

This pet agreement between Municipal Housing (hereinafter referred to as "Lessor") and _____ (hereinafter Lessee) is attached as an addendum and made a part of the Lease Agreement dated _____ for the Property located at _____.

1. PET POLICY

A. Pet Limits and Types:

a. A maximum of two (2) pets are permitted in any dwelling unit.

b. Allowed pets include:
- Dogs
- Cats
- Hamsters/Gerbils
- Parakeets/Canaries
- Fish (Tank capacity cannot exceed 5 gallons.)

c. All dogs and cats must have up-to-date vaccinations, and microchips as required by law. Vaccinations must be administered by a licensed veterinarian certified to practice in the State of Texas. Written proof of vaccinations for each pet must be provided the Lessor before the pets may be kept in the dwelling unit.

B. Restrictions:

a. Pets must adhere to the specified size limits.

b. Pets classified as a dangerous by the Animal Care Services Department are not permitted.

c. Pets must be kept under control and should not disturb other residents.

d. No other types of pets, including but not limited to, mammals, reptiles, birds (outside of parakeets/canaries), rodents (other than hamsters/gerbils), or insects, are allowed in the dwelling unit.

e. Lessee(s) are responsible for ensuring that pets do not cause damage to the property. Any damage or additional cleaning required due to pets will be the responsibility of the Lessee(s).

C. Pet Agreement:

a. All pets must be identified in a duly executed Pet Agreement.

b. A photograph of each permitted pet must be provided within 30 days of signing the Pet Agreement and kept on file with the Lessor.

c. The lessor reserves the right to terminate consent at any time if there is reasonable belief of a violation of the Lease or Pet Agreement terms.

Lessee(s) Initials: _____

EQUAL HOUSING OPPORTUNITY

D. Description of Pets:
Lessor agrees to allow Lessee(s) to keep the following pet(s) at the dwelling unit:

	Pet	Pet
Name		
Type		
Breed		
Color		
Gender		
Age		
Weight		
Chip No.		
Owner's Name		

2. PET DEPOSIT FEE

A. Non-Refundable Pet Deposit Fee:

a. Lessee(s) agree to pay a non-refundable pet deposit fee of $100.00, which is due and payable immediately upon the signing of this Pet Agreement.

b. This pet deposit fee is in addition to the standard security deposit required for the dwelling unit.

c. The pet deposit fee shall not be returned, even if the pet(s) are removed from the premises.

B. Acknowledgment of Liability:

a. Lessee(s) acknowledge that the pet deposit does not limit their liability for property damage, cleaning, deodorizing, extermination, replacements, or personal injury that may result from the pet(s).

b. Lessee(s) remain fully responsible for any additional costs associated with damages or issues caused by the pet(s) beyond the amount of the pet deposit.

3. Pet Control

A. Compliance with Local Ordinances:

At all times, Lessee(s) must keep their pet(s) in accordance with the applicable requirements of Chapter 6 of the Laredo Code of Ordinances. This includes compliance with:

- Immunization requirements
- Registration requirements
- Nuisance regulations
- Microchipping requirements
- Proper pet care protocols

Lessee(s) Initials: _____

EQUAL HOUSING OPPORTUNITY

B. Vaccination and Documentation:

a. All dogs and cats must be immunized against rabies and any other vaccines mandate by local or state regulations. Lessee(s) must obtain a written vaccination certificate from the veterinarian who administers the vaccine. This certificate must include:

- An accurate description of the dog or cat
- The date of immunization
- The name and address of the pet owner
- The vaccination metal tag number

b. The vaccination metal tag must be affixed to the collar of the dog or cat at all times.

C. Exhibition of Vaccination Certificate:

Lessee(s) or any person in possession of a dog or cat must immediately exhibit the vaccination certificate upon request by the Lessor or its authorized agent.

4. PET RULES

Lessee are responsible for their pet(s) at all times and agree to abide by the following pet rules, which may be amended by the Lessor as necessary:

A. Pets must not disturb neighbors or other residents.

B. Breeding or selling of pets is not permitted.

C. Pets must be contained within a fenced area.

D. When requesting a dwelling repairs, pets must be properly and safely secured to allow Lessor staff to enter and perform their work without interference.

E. Pets are not permitted in offices, other dwelling units, or any other facilities on the Lessor property.

F. Pets must be fed and watered regularly. Lessee(s) must maintain the yard in a clean manner and properly dispose of animal droppings daily.

G. Pets must be kept on a leash and under supervision when outside the property. Animals found roaming the streets will be reported to Animal Control, and any associated costs will be the responsibility of the Lessee.

H. Dogs and cats are not permitted inside the dwelling unless the City of Laredo issues a warning for extreme weather conditions and recommends that pets be brought inside.

5. DEFAULT

All parties involved—including Lessee, all residents, and any guests—must adhere to the pet rules and provisions outlined herein. If any rule or provision of this Pet Agreement is violated, Lessee will receive written notice from Lessor or its representative. Upon receiving such notice, Lessee must, within forty-eight (48) hours, immediately and permanently remove the pet(s) from the dwelling unit. Failure to comply with this requirement will result in Lessor exercising all rights and remedies available under the law, which may include seeking damages, initiating eviction proceedings, and recovering attorney's fees.

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6. PET DISTURBANCE COMPLAINTS

Lessee agrees to immediately and permanently remove the pet(s) from the premises if Lessor receives a substantial complaint from a neighbor or other resident regarding the pet(s). The determination of whether the pet(s) have disturbed the rights, comforts, or conveniences of neighbors or other residents will be at the sole discretion of the Lessor.

7. ACCESS

Lessee is responsible for ensuring that any pet is removed or confined whenever its presence may limit or prohibit access by the Lessor or any third party as permitted under the Lease or Pet Agreement. If a work order is requested by the Lessee, the lessor will not be responsible for performing the repair if the Lessor staff find that the pet is not properly secured or if there is a reasonable belief that the pet poses a danger. In such cases, the Lessee will be liable for a $25.00 penalty fee per visit, regardless of whether the work order is completed.

Additionally, if the Lessor must enter the dwelling unit without advance notice to the Lessee, it may be necessary to have the pet(s) removed by animal control or other local authority. In such instances, the Lessor will leave written notice at the dwelling in a conspicuous place, detailing the date and time of removal, the reason for removal, and instructions for retrieving the pet(s).

8. LIABILITY AND INDEMNIFICATION

Lessee shall be liable for any and all damage or injury caused by the pet(s) and agrees to pay Lessor or Lessor agents immediately upon demand for any costs incurred by Lessor as a result of such damage or injury. Additionally, Lessee agrees to indemnify, hold harmless, and defend the Lessor, along with all of Lessor agents and employees, against all liability, judgments, expenses (including attorney's fees), or claims by third parties for any injury to persons or damage to property caused by the pet(s).

9. AMENDMENTS

The terms of this Pet Agreement, which is an addendum to the Lease Agreement, may be changed by the Lessor from time to time. The Lessor will provide a minimum of thirty (30) days' written notice to Lessee of any such changes. Notice will be hand-delivered or mailed to Lessee and posted at the Municipal Housing office located at 5511 Thomas Ave., Laredo, Webb County, Texas. No changes to this Agreement will be valid unless made in writing. However, Lessor reserves the right to amend this Agreement to reflect changes in laws or government actions.

THIS IS A BINDING LEGAL DOCUMENT.
PLEASE READ CAREFULLY BEFORE SIGNING.

Lessee(s) Signature:

_____

_____

Date: _____

Lessor Signature:

_____
Humberto Delgado
Municipal Housing Manager

Date: _____

Lessee(s) Initials: _____