

## **McDonald Property Management**

**PO Box 445**

**St. Cloud, MN 56302**

**(320) 251-1925**

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McDonald Property Management will allow a Resident to have a Cat with the following conditions:

- Complete Pet Request
- All Roommates sign Roommate Authorization
- Sign Cat Addendum
- Pay \$200 Deposit
- Pay \$200 Nonrefundable Fee
- Pay \$30 monthly fee for 1<sup>st</sup> month of Cat Rent

## Pet Request

This request is attached to the Rental Agreement between McDonald Property Management, (Lessor), and \_\_\_\_\_, (Lessee) for the property located at \_\_\_\_\_ St. Cloud, MN 56301.

\_\_\_\_\_ (Lessee) is requesting to have a pet in the property referenced above.

Type: \_\_\_\_\_

Breed: \_\_\_\_\_

Name: \_\_\_\_\_

Weight: \_\_\_\_\_

\_\_\_\_\_ (Lessee) understands that if this request is approved, there is additional Deposit, Fees and Documents to be completed.

\_\_\_\_\_ This is a Companion Animal Request.

\_\_\_\_\_ Documentation from Prescribing Professional Required

\_\_\_\_\_  
Lessee

\_\_\_\_\_  
Date

**CAT ADDENDUM  
ROOMMATE AUTHORIZATION**

\_\_\_\_\_ (Tenant) who resides at the property located at \_\_\_\_\_, has requested permission to have a cat. In order to approve this request, McDonald Property Management requests the signature of each resident residing at this address. Your signature on this form will be accepted as your authorization of your roommate to have a cat in your apartment/house.

_____	_____	_____
Name	Signature	Date
_____	_____	_____
Name	Signature	Date
_____	_____	_____
Name	Signature	Date
_____	_____	_____
Name	Signature	Date
_____	_____	_____
Name	Signature	Date
_____	_____	_____
Name	Signature	Date
_____	_____	_____
Name	Signature	Date
_____	_____	_____
Name	Signature	Date

Received by: \_\_\_\_\_

Date: \_\_\_\_\_

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

## CAT ADDENDUM

THIS AGREEMENT is attached to and part of the Lease Agreement effective \_\_\_\_\_ 20\_\_\_\_  
by and between McDonald Property Management and \_\_\_\_\_  
the property located at \_\_\_\_\_.

Tenant desires to keep a certain pet described below on the property and the Lease specifically prohibits allowing pets on the Property. The Lease Agreement is hereby amended by this Cat Addendum to grant such permission to the Tenant. In exchange for permission, the Tenant agrees as follows.

1. To deposit with the Landlord a **Cat Deposit** in the amount of **\$200** which will be held as security for the faithful performance of this cat agreement and a **Non-Refundable Cat Fee** in the amount of **\$200**.
2. To pay additional rent in the amount of **\$30** per month. The **\$30** should be added to the monthly rent.
3. To keep the cat from causing any annoyance or discomfort to others and to immediately remedy any complaints concerning the cat.
4. To keep the cat from damaging any property belonging to the Landlord or others.
5. To immediately pay for any injury, damage, loss, or expense caused by the pet (in this regard it is expressly understood that at no time shall the tenant apply any part of the Pet Deposit towards any such amounts due, but rather, the Tenant shall make restitution immediately and separately from the Cat Deposit. It is further understood that such restitution shall be made over and above any rent paid in accordance with #2 of this Cat Addendum.
6. To keep the cat under control at all times.
7. To keep the pet restrained, but not tethered, when it is outside of the dwelling.
8. Not to leave the pet unattended for any unreasonable period.
9. To dispose of pet droppings properly and quickly.
10. Tenant agrees to control flea infestation and will exterminate if necessary, and upon demand, in any and all areas affected, with cost paid by tenant.
11. Cat must be spayed/neutered/declawed.
12. All Roommates must sign the Cat Addendum Roommate Authorization.

The permission granted in this Addendum shall be limited to a certain pet named \_\_\_\_\_.

And described as follows: Color: \_\_\_\_\_ Age: \_\_\_\_\_ Sex: \_\_\_\_\_.

Should the Tenant fail to comply with any part of the Cat Addendum, the Landlord reserves the right to revoke permission to keep the pet – In such event the Tenant agrees to permanently remove the pet from the property within 48 hours of receiving written notice from the Landlord. Failure to comply shall be grounds for immediate termination of the Lease Agreement.

This agreement is made on this \_\_\_\_\_ day of, \_\_\_\_\_ 20\_\_\_\_\_.

Landlord

Tenant

Sign \_\_\_\_\_ Date \_\_\_\_\_

Sign \_\_\_\_\_ Date \_\_\_\_\_

Print \_\_\_\_\_

Print \_\_\_\_\_