



SKYBRIZ LLC PET AGREEMENT

Date: October 21, 2023

This Pet Agreement ("Agreement", "Policy") is made and entered into as of October 19th, 2023, by and between:

Manager's Name: SKYBRIZ LLC

Address: Liverpool, NY 13088

Tenant's Name: All Tenants

Rental Property Address: All units managed by SKYBRIZ LLC

Collectively referred to as "Parties."

1. PET DESCRIPTION:

Tenant agrees to keep the following pet(s) on the premises:

Pet Name(s):

Type of Pet(s):

Breed(s):

Age(s):

Color/Markings:

2. PET RULES AND REGULATIONS:

- I. Tenant agrees to ensure that the pet(s) do not become a nuisance to neighbors or other tenants. Excessive barking, aggressive behavior, or any other disruptive conduct will not be tolerated.*
- II. Tenant shall be responsible for cleaning up after their pet(s) both inside the rental unit and in the surrounding area. This includes, but is not limited to, disposing of waste in a proper and sanitary manner.*



- III. *Tenant agrees to keep the pet(s) under control and on a leash or in a secure enclosure when outside the rental unit.*
- IV. *Tenant is responsible for any damage caused by the pet(s) to the rental property, or its contents described herein, including but not limited to carpets, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances, sod, yards, fences, or landscaping. Upon termination of the Lease or removal of the pet(s) from the Premises, whichever occurs first, and if any part of the Premises leased by Tenant were damaged or fouled by the pet(s) or infested with fleas, Tenant shall be responsible for the cost for professional carpet cleaning, treatment for flea infestation, and any other repair or replacement required and related to property damage caused by Tenant's pet(s). These repair or replacement costs shall be deducted from the Pet or Damage Deposit, from the security deposit. If damage caused by the pet(s) exceeds the dollar amount of the Pet or Damage Deposit, any and all additional costs must be paid by Tenant immediately upon demand by Landlord.*

3. PET FEES AND DEPOSITS:

- I. *Tenants must pay a pet deposit upon signing the lease agreement. The amount of the deposit will be specified in the lease agreement. This deposit is non-refundable.*

4. Monthly Pet Fee:

- I. *Tenants **may be required to pay** a monthly pet fee in addition to rent. If applicable, the specific amount will be outlined in the lease agreement. These fees may be adjusted based on the number, type, or behavior of the pet(s), and any damages incurred during the tenancy.*

5. PET HEALTH AND LICENSING:

- I. *Tenant shall maintain the pet(s) in good health and shall provide regular veterinary care, including vaccinations as required by local, state, and federal laws.*
- II. *Tenant shall ensure that the pet(s) are properly licensed in accordance with local, state, and federal regulations.*

6. PET EMERGENCY CONTACT:



- I. Tenant shall provide the Landlord with the name and contact information of a responsible individual who can take care of the pet(s) in case of Tenant's absence or emergency.

7. PET INSURANCE:

- I. Tenants are required to obtain liability insurance to cover any injuries or damages caused by the pet(s). This insurance is mandatory and must be maintained throughout the duration of the tenancy, as required by federal, state, and local laws.

8. INDEMNIFICATION:

- I. To the extent permitted by law, Tenant agrees to indemnify, hold harmless, and defend Landlord, Landlord property manager (if there is one), and Landlords agents from any and all damages, cost, expenses, and reasonable attorney's fee, if any, which Landlord may suffer or incur in connection with the act or acts of any pets(s) described herein.

9. TERMINATION OF AGREEMENT:

- I. If the Tenant breaches any terms of this Agreement related to the pet(s), the Landlord reserves the right to terminate the pet privileges immediately and take necessary legal action, including eviction, if necessary, in accordance with federal, state, and local laws.

10. COMPLIANCE WITH LAWS:

- I. Tenant acknowledges and agrees to comply with all federal, state, and local laws, regulations, and ordinances pertaining to the pet(s), including but not limited to the Fair Housing Act (federal law) and the New York Pet Law (Article 7 of the New York Agriculture and Markets Law).

11. ENTIRE AGREEMENT:

- I. This Agreement contains the entire agreement between the Parties and supersedes all previous agreements and understandings between the Parties concerning the subject matter hereof. Any modifications or amendments to this Agreement must be in writing and executed by both Parties.



- II. IN WITNESS WHEREOF, the Parties hereto have executed this Pet Agreement as of the Effective Date.

12. Changes To This Policy.

- I. *SKYBRIZ LLC reserves the right to modify this Policy at any time. Tenants will be informed of any changes through written notices or electronic communication.*
- II. *By continuing your tenancy with SKYBRIZ LLC, you acknowledge and accept the terms and conditions outlined in this Pet Agreement.*

13. Binding Effect:

- I. This Pet Agreement is binding upon the Tenant and all individuals associated with the Tenant, including agents, guests, and other occupants. By continuing to reside at the property, the Tenant acknowledges having read, understood, and agreed to the terms outlined in this Agreement.

For any questions or assistance, please contact us at contact@skybriz.com or 315-960-1404. We appreciate your cooperation in maintaining a safe and pleasant community.

Last Updated: August 4th, 2025