



Manufactured Housing Communities of Oregon

MHCO Form 21: Pet Agreement

Revised 11-2-2012 | This form is exclusively licensed to:

Name of Community/Park:

Address:

Resident Name: _____

Resident Address: _____

DESCRIPTION OF ANIMAL(S):

Name: _____ Type/Breed: _____ Size: _____ Weight: _____ Color: _____

Name: _____ Type/Breed: _____ Size: _____ Weight: _____ Color: _____

Notice to Resident: Unless otherwise specified, all references to a “pet” or “pets” shall include animals brought into the Community and intended to occupy the Premises, regardless of the purpose for which the animal is intended to be used. Size and weight limits imposed by the Community apply to the pet when it is fully mature. If your pet is not yet fully mature, you should verify the size and weight it will attain when it is fully mature. If your pet later exceeds the Community’s size or weight limit, it may have to be removed. Consent to bringing a pet into this Community shall not constitute a waiver of the right to have it later removed if it exceeds the applicable size or weight limits.

1. The pet(s) shall be on a leash at all times when outside of Resident’s home. Resident shall be fully responsible for cleaning up after their pet(s) when outside the home. This shall include but not be limited to prompt removal of all feces, droppings, etc.



2. The pet(s) shall not cause any sort of nuisance, damage (physical or property) or disturbance to other Residents, their guests, or to any other third parties who are in the Community with the knowledge and/or consent of Management or other Residents or guests.
3. Resident shall be liable for any loss, damage claims, or liability, including attorney fees (collectively "damages"), directly or indirectly caused by the pet(s).
4. Resident shall maintain at all times a policy of general liability insurance in a company satisfactory to Management with coverage of not less than \$250,000 naming Management as a co-insured. Said policy shall provide insurance coverage in the event of any claims, damages or liability arising as a result of any injuries to other Residents, their guests or other third parties directly or indirectly caused by Resident's pet(s). Said policy shall include a provision that Management must be notified prior to cancellation. A copy of the policy shall be provided to Management together with evidence satisfactory to management that the policy is in full force and effect for so long as Resident has the pet(s) at this Community.
5. Resident shall maintain at all times, proof of immunization and licensing for the pet, if required by state or local laws, and provide Management with proof thereof, if requested from time to time.
6. This Pet Agreement is hereby incorporated into Resident's Rental Agreement. In the event of a breach of this Pet Agreement, Management shall have the right to levy a fine of \$_____ for the first violation, \$_____ for the second violation and \$_____ for the third violation. (No fine may exceed \$50.) All fines must be paid within ten (10) days. Notwithstanding the preceding, in the event of breach of this Pet Agreement, subject to Oregon law, Management reserves the right, in its sole discretion, to: (a) immediately terminate this Pet Agreement and demand removal of the pet(s) and/or (b) terminate the Rental Agreement in accordance with ORS 90.630 or 90.400. Note: This Form 21 is not intended to be used for assistance animals. If Resident has an approved assistance animal, MHCO Form # 21A should be used.

THIS AGREEMENT MUST BE SIGNED BY RESIDENT AND MANAGEMENT BEFORE YOUR PET WILL BE PERMITTED TO OCCUPY THE RESIDENCE. VIOLATION OF THIS AGREEMENT, OR OREGON LAW AS IT RELATES TO PETS, MAY BE GROUNDS FOR TERMINATION OF YOUR TENANCY.

MANAGEMENT (Owner/Agent) By _____ Date: _____

RESIDENT _____ Date: _____

