

PET ADDENDUM

Consent is hereby granted to Tenant(s) to keep the described pet(s) on the leased premises, provided the below listed conditions are abided by:

1. Additional monthly fee of \$ 20.00 per pet is added to the monthly rent as additional rent.
2. A **non-refundable fee** of \$ 150.00 is paid by Tenant(s).
3. Additional security deposit of \$ 100.00 is paid by Tenant(s). This sum may be used by Landlord to pay for any pet damage or for any other amounts due and owing under the terms of the lease agreement whether pet related or not upon Tenant(s) vacating the premises.
4. **ONLY PET(S) SPECIFICALLY ON THIS AGREEMENT ARE ALLOWED AND SUCH PET MUST BE PRE APPROVED PRIOR TO BRINGING PET ON THE PREMISES.**

Owners are completely responsible for all actions of their pets and should be considerate of their neighbors. Failure to comply with all the terms and conditions may result in the termination of the tenant's lease. The following policies and procedures must be observed:

5. No more than two (2) dogs and/or cats are allowed in any rental. No animal shall exceed thirty five (35) pounds in weight.
6. Dog owners are responsible for removing any mess on a neighbor's lawn or common areas created by their dog.
7. Tenants must comply with the dog ordinance of Winter Park and keep their dogs under their control at all times.
8. Tenants with complaints should call the Winter Park Police Department
9. No dog pens or fences may be erected on the premises.
10. If it is determined that the above rules are being ignored, the dog owner may be asked to vacate the premises, or remove the pet.
11. A non-refundable pet surcharge fee as additional rent is due and owing at the beginning of the lease term. An additional \$20.00 per month per pet will be charged for rent.
12. Owner reserves the right to refuse any pet. Tenants will be held liable for any damage done by their household pets and in no case will such damage be written off as fair wear and tear.
13. Pet(s) must be kept on a leash at all times while it is outside of the premises. **PETS ARE NOT ALLOWED TO RUN LOOSE AT ANY TIME.** Tenant(s) agree to fully indemnify the Landlord, owner or agent for any damages arising out of injury to another person or to another pet by the pet(s). Pet(s) must not be tied or kept outside door, in the hallways or on the balcony or lanais, if applicable.
14. Tenant(s) will be responsible for **FULL** replacement and/or repair cost of carpet, walls, blinds, flooring or any other items damaged in any way by pet(s). Tenant(s) also will be responsible for the full cost of any exterminating that may be required because of pet(s).
15. Proof of proper up-to-date vaccinations is required.

Tenant(s) agree that approval or denial of all pets(s) is at the sole discretion of owner or agent. Landlord, owner or agent reserves the right to withdraw consent at any time by giving the Tenant(s) 7 days written notice to remove pet(s) from the premises for any reason including but not limited to noise, barking, disturbances, damage, threatening behavior towards other tenants(s) or employees of owner or agent. In the event the pet(s) are not removed after notice, Tenant(s) will be subject to eviction. Tenant(s) agree that keeping a pet on the premises is a revocable privilege and not a right.

DESCRIPTION OF PET(S)

Type _____ Breed _____ Color _____ NAME _____ LBS _____

Type _____ Breed _____ Color _____ NAME _____ LBS _____

_____ TENANT _____ LANDLORD/AGENT

_____ TENANT _____ / _____ / _____ DATE