

PET ADDENDUM TO RESIDENTIAL LEASE AGREEMENT

This Addendum is made this ____ day of _____, 20____, for the Residential Lease Agreement entered into by and between _____ herein referred to as LANDLORD, and _____, herein known as TENANT, which shall bind each TENANT’s heirs, assigns, estate and appointed representatives for the following property: _____. Except as expressly modified herein, all terms of the Residential Lease Agreement entered into between the parties control.

Consent by LANDLORD to keep a Pet(s) at the property is provided at LANDLORD’s sole discretion and that consent is revocable at any time at LANDLORD’s sole discretion by serving TENANT a 7 Day Notice to remove the Pet(s) from the property. TENANT failure to timely comply with a 7 Day Notice to remove the Pet(s) from the property is a material breach of this Addendum and the Residential Lease Agreement, which subjects the TENANT to eviction.

LANDLORD agrees to permit the following described Pet(s) to be kept on the property subject the following terms and conditions:

1. **PETS:** Only after the full execution and delivery of this Addendum and payment of all fees and/deposits by the TENANT may the following Pet(s) be brought onto the property:

- Type: _____ Breed: _____ Color: _____ Weight: _____
- Type: _____ Breed: _____ Color: _____ Weight: _____
- Type: _____ Breed: _____ Color: _____ Weight: _____
- Type: _____ Breed: _____ Color: _____ Weight: _____

2. FEES AND DEPOSITS:

- a. Monthly fee of \$_____ is due when rent is due, which shall be treated as additional rent.
- b. Non-Refundable fee of \$_____ to be paid to LANDLORD by TENANT.
- c. Additional Security deposit of \$_____ to be paid to LANDLORD by TENANT. The LANDLORD may apply the deposit against any monies owed by TENANT under this agreement or otherwise provided for under Florida law, including, but not limited to, damages to the premises, monetary damages, attorney’s fees and costs associated with TENANT’s failure to fulfill any term of this agreement.

3. All damage to the property related to keeping the Pet(s) at the property is not ordinary wear and tear and TENANT shall be held fully liable for the cost all necessary repairs.

4. TENANT agrees to a minimum mandatory pest control fee for the extermination of fleas, ticks and other pet related pests of \$150.00 or the cost of the actual pest control service, whichever is greater, upon vacating the property. This pest control fee may be waived by LANDLORD at its sole discretion.

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5. TENANT must comply with all State, County, Municipal laws and all Condominium, Homeowners and Apartment Association rules and regulations, as applicable regarding their Pet(s). Pets must be attended to and on a leash at all times when outside. TENANT must immediately clean up and properly dispose of all pet waste.

6. Any Pet(s) having offspring is an immediate material breach of this Addendum.

7. TENANT acknowledges and agrees that all Indemnity, Liability and Hold Harmless provisions set forth in the Residential Lease Agreement, to which this Addendum is expressly a part of, shall apply to all damages, injuries or harm resulting from or caused by the Pet(s) to any person, animal, real or personal property.

By signing my name below I affirm that I have read and understand the terms of this Pet Addendum to Residential Lease, had the opportunity to consult with legal counsel and agree that I will be jointly and severally liable for the complete fulfillment of the terms of this addendum.

_____	_____	_____	_____
TENANT	Date	LANDLORD / AGENT FOR LANDLORD	Date

_____	_____	_____	_____
TENANT	Date	LANDLORD / AGENT FOR LANDLORD	Date

_____	_____
TENANT	Date

_____	_____
TENANT	Date

Form of notice in blank provided to owner or agent by:
Law Offices of Heist, Weisse & Wolk, P.A. 1-800-253-8428

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