

# 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 is added to the monthly rent as additional rent in the amount of \$ \_\_\_\_\_.
2. A **non-refundable fee** is paid by Tenant(s) in the amount of \$ \_\_\_\_\_.
3. Additional security deposit is paid by Tenant(s) in the amount of \$ \_\_\_\_\_.  
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.**

5. 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.

6. Pet(s) must weigh under the weight limit of \_\_\_\_\_ **lbs.** at all times. In the event any pet(s) have offspring, Tenant(s) will be in breach of this agreement.

7. Tenant(s) may be assigned a designated area to walk pet and Tenant(s) must walk pets in that area only. Tenant(s) are responsible for immediately cleaning up after pet(s) and must do so.

8. 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).

9. TENANT acknowledges and agrees that if all pets authorized in this addendum are permanently removed from the property, then upon written notification from TENANT any monthly recurring pet fee shall cease being owed effective the month following TENANT's notification, subject to LANDLORD verification. There shall be no refund to TENANT of previously paid monthly pet fees. Upon removal of all pets, all non-refundable pet fees shall be retained by LANDLORD and any pet security deposit shall remain in escrow as security for the faithful performance by TENANT of all terms of this lease agreement.

10. TENANT(S) represents that the animal(s) listed in this addendum are not being investigated for any reason by any animal control agency or law enforcement, have never been classified as a "dangerous dog" as defined by Florida law and agrees to immediately report to LANDLORD any such investigations or classifications regarding the animal(s) listed in this addendum.

**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 \_\_\_\_\_

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\_\_\_\_\_ TENANT \_\_\_\_\_ LANDLORD/AGENT

\_\_\_\_\_ TENANT \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ DATE

**FORM PROVIDED BY LAW OFFICES OF HEIST, WEISSE & WOLK, PLLC  
1 800 253 8428**