



PET AGREEMENT

This agreement is made pursuant to the Lease dated _____, between 1st Priority Realty & Management, LLC as Landlord and _____, as Tenant. In consideration of \$250 as non-refundable pet fee payment paid by Tenant to Landlord, unless exempt by law as prescribed by a Licensed Health Care Professional, Tenant is allowed to keep the following pet:

Name of pet: _____ Type of pet: _____, on the premises located at _____, Tallahassee FL _____, under the following conditions:

1. Tenant must provide a current record of required pet immunizations and a picture of the pet to Landlord to keep on file, along with this signed Pet Agreement. Tenant must have pet wear an animal ID tag, at all times, to aid if pet is lost. If not, animal control agency/authorities may dispose of, as "stray", per applicable laws.
2. Tenant must not engage in any breeding and/or commercial pet-raising activities. In the event pet produces a litter, the pups or kittens must be removed from the premises no later than one month after they have been weaned from their mother.
3. No pet other than listed above shall be kept on the premises without further written permission of Landlord. No pet sitting allowed at any time. Each pet violation, including pet sitting, is \$350, even if it is a repeat violation for the same pet. Management approval of a pet may be subject to unit transfer. Unit transfer fees are payable prior to transfer.
4. Tenant must always have/keep pet on a leash, when outside or when about the community; tenant must also pick up pet waste or be subject to fees/penalties per City Ordinance No.10-O-15 Section 4-11, any HOA bylaws and/or Lease requirements.
5. Tenant shall insure that the pet (a) does not damage the premises in any way, (b) is not a nuisance or annoyance to neighbors and/or other tenants, and (c) does not create noise that disrupts any other person and/or tenant located on or around the premises.
6. Any breach of this pet agreement will constitute a breach of the Lease Agreement and will entitle the Landlord to terminate the Lease agreement and pursue its rights under the Lease.

Landlord/Agent for Landlord

Date

Tenant (1) Printed Name

Tenant Signature (1)

Date

Tenant (2) Printed Name

Tenant Signature (2)

Date

Tenant (3) Printed Name

Tenant Signature (3)

Date