

PET AGREEMENT

This Pet Agreement is entered into this day of ,

by and Between: (Landlord), and

(Residents),

residing in the Premises located at. 28 Porto Mar unit Palm Coast, FL 32137

In consideration of their mutual promises, Landlord and Residents agree as follows:

a. Description of Pet: The Lease covering the Premises provides that no pets are permitted on or about the Premises without Landlord's prior written consent. Residents are hereby permitted to have only the following described Pet, subject to the terms and conditions of this Pet Agreement:

Name of Pet: Type of animal:

Breed: Color:

Age: Weight:

Date of last rabies shot:

Name of Pet owner:

No other animal (including any offspring) shall be permitted by Residents in the Premises at any time,

b. Residents agree to abide by the following rules:

1- Nuisance. The Pet may not cause any damage to the premises. Nor may the Pet cause any discomfort, annoyance, or nuisance to any other resident.

2- Sanitary Problems. All dogs and cats must be housebroken. The Pet may not be fed or given water, or allowed to urinate or defecate, on any unprotected carpet inside the dwelling unit. Residents shall immediately remove and properly dispose of all Pet waste on the grounds.

3- Prohibited Areas. The Pet shall not be permitted in common areas of Le Jardin. All Le Jardin Pet rules apply.

4- Abandonment. Residents may not abandon the Pet, leave it for any extended period without food or water, or fail to care for it if it is sick.

5- Compliance with Laws. Residents agree to comply with all applicable governmental laws and regulations. Please see Bylaws and Rules and Regulations regarding pets at Le Jardin.

Landlord's remedies for violations

- 1- Removal of Pet by Residents. If, in Landlord's sole judgment, any rule or provision of this Pet Agreement is violated by Residents or their guests, Residents shall immediately and permanently remove the Pet from the premises upon written notice from Landlord.
- 2- Please refer to Le Jardin Pet Rules (attached)
- 3- Cleaning and repairs. Residents shall be jointly and severally liable for the entire amount of all damages caused by the Pet. If any item cannot be satisfactorily cleaned or repaired, Residents must pay for complete replacement of such item. All cleaning at Pet owners expense.
- 4- Injuries. Residents shall be strictly liable for the entire amount of any injury to any person or property caused by the Pet, and shall indemnify Landlord for all costs of litigation and attorney's fees resulting from same.
- 5- Move-out. After Residents vacate the Premises, they shall reimburse Landlord for the cost of de-fleeing, deodorizing, and shampooing necessary to protect future residents from possible health hazards.
- 6- Other remedies. This Pet Agreement is an Addendum to the Lease Agreement between Landlord and Residents. If any rule or provision of this Pet Agreement is violated, Landlord shall in addition to the foregoing, have all rights and remedies set forth in the Lease Agreement for violations thereof, including but not limited to eviction, damages, costs and attorney's fees.

PET DEPOSIT:

There will be a refundable pet deposit of 500.00. This deposit will be returned provided that the unit is in the same condition upon move out as it was received in. Any cleaning or damage repairs resulting from the pet, will be deducted from this deposit.

Tenant:	Date:
Tenant:	Date:
Landlord:	Date: