

# PET ADDENDUM

This addendum is agreed to and shall be a part of the lease agreement between WHITEHALL ON WEST CALL, LLC

(LANDLORD) AND \_\_\_\_\_ (TENANT)

for the premises located at 1704 W. Call Street, Apt. # \_\_\_\_\_, bedroom # \_\_\_\_\_, in Tallahassee, Florida.

Consent is hereby granted to Tenant(s) to keep the pet(s) described below in the leased premises, provided the following conditions are adhered to:

1. An additional monthly fee of **\$30.00 per pet (\$360.00 each pet for the term of the lease)** shall be paid with each monthly rent installment as additional rent. Not applicable if a Service or Emotional Support Animal (must have a letter, on letterhead, from a certified doctor, licensed social worker, counselor, etc. A Certificate is not acceptable as documentation).
2. A **non-refundable fee** of **\$300.00 per pet** is paid by Tenant(s). Not applicable if a Service or Emotional Support Animal (must have a letter, on letterhead, from a certified doctor, licensed social worker, counselor, etc. A Certificate is not acceptable as documentation).
3. **ONLY PET(S) SPECIFICALLY ON THIS AGREEMENT ARE ALLOWED AND SUCH PET MUST BE INTERVIEWED BY LANDLORD OR ITS AGENT AND PRE-APPROVED PRIOR TO TAKING THE PET TO THE PREMISIS.**
4. Shot records must be provided with this pet addendum and before the pet can reside in the apartment.
5. Pet(s) must be kept on a leash and under control at all times while outside the premises. **PETS ARE NOT ALLOWED TO RUN LOOSE AT ANY TIME.** Tenant(s) agree to fully indemnify Landlord for and hold Landlord harmless from any claims or damages for damage to property and injury to another person or pet by the pet(s). Pet(s) must not be tied to or kept outside the entry door of the apartment, in the hallways, walkways, or on a balcony.
6. In the event any pet(s) have offspring, Tenant(s) will be in immediate breach of this agreement.
7. All Pets(s) must weigh under the weight limit of 50 pounds at all times.
8. 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. There is a **\$50.00 fine** if not done.
9. Tenant(s) will be responsible for **FULL** replacement and/or repair cost of carpet, walls, blinds, flooring and any other items damaged in any way by pet(s). Tenant(s) will also be responsible for the full cost of any extermination service which is directly or indirectly required because of pet(s).
10. All other tenants in the Apartment (those who are not owners of the pet(s) must give their written consent to this agreement by their signatures below.
11. Tenant(s) warrant that the pet(s) are housebroken. Tenant(s) warrant that the pet(s) have no vicious history or tendencies or have no history of causing physical harm to persons or property.
12. All pets must be on flea and or tick medicine to prevent flea infestation in the apartment. Pet owners will be responsible for any treatments and/or damages needed to treat and eradicate any flea infestation.

Tenant(s) agree that approval or denial of all pet(s) is at the sole discretion of Landlord. Landlord reserves the right to withdraw consent at any time by giving the Tenants(s) 7 days written notice to remove pet(s) from premises for any reason including, but not limited to, complaints from other tenants, noise, barking, disturbances, damages, threatening behavior towards other tenants, Landlord, or employees of Landlord. In the event 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 \_\_\_\_\_ Sex: M \_\_\_ F \_\_\_ Name \_\_\_\_\_ LBS \_\_\_\_\_

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

The undersigned non pet owner give their consent to this addendum allowing the pet(s) described above to reside in the apartment.

\_\_\_\_\_  
TENANT- non pet owner

\_\_\_\_\_  
TENANT- non pet owner

\_\_\_\_\_  
TENANT- non pet owner