

Pet Agreement

Resident/Owner:	Apartment:
Pet Name:	Pet Type: Dog
Breed:	Color/Description:
Age:	Weight:
Agreement Start Date (Lease Start): 8/20/2021	Agreement End Date (Lease End Date): 7/31/2022
Pet Fee (onetime non-refundable): \$300	Pet Rent (monthly non-refundable): \$35

I, named above as “Resident”, enter into this agreement with Gator Apartment Investors LLC hereafter referred to as “Landlord”, L3 Campus, as agent for Owner, hereafter referred to as “Manager”. I understand this is a legally binding document, and by signing below I certify that I have read and agree to all terms and conditions listed below.

Resident Signature **Date** **Resident Phone Number**

Terms & Conditions

Resident hereby acknowledges that an inaccurate description of the pet(s) shall cause revocation of this consent, and further agrees to all terms listed below.

- 1) **Conditional Authorization:** This agreement pertains to one (1) pet, and pets are limited to the pet listed above, unless authorized in writing by Landlord via an additional Pet Agreement. Landlord authorizes Resident to keep the Pet described above in this Pet Agreement in the Apartment until this Lease terminates. Landlord, in Landlord’s sole discretion, may terminate this authorization at any time if Resident’s right of occupancy is lawfully terminated or if Resident or Resident’s guest violates the pet rules described in this Pet Agreement.
- 2) **Liability:** Resident is responsible and liable for any damage to the Premises, Apartment, Building or Common Areas caused by any pet. Resident will pay all reasonable and necessary costs to clean, deodorize, deflea, and repair the carpets, doors, walls, draperies, wallpaper, windows, screens, furniture, appliances, sod, fences or walls, landscaping, and any other part of the Property. Resident is liable for any personal injuries or property damage to others caused by any pet. Resident indemnifies and holds Landlord harmless for all damages, costs of litigation, and attorney’s fees for any action brought by any person against Landlord related to any act of any pet.
- 3) **Pet Rules:** Resident is responsible for all actions of the pet(s) and will abide by the following.
 - a) No pet may disturb the rights, comforts, or conveniences of other persons near the Property.
 - b) When outside, any pet must be confined by leashes under Resident’s supervision at all times.
 - c) No pet may be tied to any fixed object on or in the Property.
 - d) If Resident not staying overnight in the Apartment Pet may not be left there unsupervised, or when Resident is out for more than 10 consecutive hours.
 - e) Resident must promptly remove any pet waste from the Property and dispose of it in an approved container. If this is not done immediately Resident will be fined \$50 per occurrence, and \$100 per occurrence after two occurrences.
 - f) Resident must immediately remove any pet offspring from the Property
 - g) Resident must comply with all applicable statutes, ordinances, restrictions, owners’ association rules, and other enforceable regulations regarding pets in effect or as amended.
 - h) Resident must keep all vaccinations current, and provide proof to Landlord that Pet is up to date on all necessary vaccinations
 - i) Resident must abide by any amendment to these pet rules after Landlord provides written notice of such amendment to Resident, or as posted on Landlord’s website
 - j) No Pets with a history of biting humans are allowed on the Property.
 - k) No more than one (1) pet per unit. Unless authorized in writing by Landlord.
 - l) Pet or pets must be approved in writing by management, via execution of this form
- 4) **Violation of the Pet Rules:** If any pet rule or any provision of this Pet Agreement is violated by Resident or Resident’s guests, Resident agrees to promptly remove the pet(s) from the leased premises for the balance of the lease term. Additionally, at the sole judgment of the Landlord, if the pet is a nuisance or annoyance or interferes with the rights and enjoyment of other residents, or because of any noises or smell, or damage by the pet(s), Landlord may subsequently revoke this consent. Resident will, upon receiving notice from Landlord, immediately and permanently remove the Pet from the Property. Landlord may remove or cause to be removed any pet which is in



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violation of this Pet Agreement, not confined, or not authorized by this Pet Agreement and deliver such pet to appropriate local authorities by providing Resident with at least 24-hour written notice of Landlord's intent to remove the pet. Landlord may report any non-confined, neglected, abandoned or unauthorized pets to the appropriate authorities. Resident is responsible for any cost incurred by Landlord in removing or causing any pet to be removed. Landlord is not liable or responsible for any harm, injury, sickness or death of any pet which is removed pursuant to this paragraph.

- 5) **Access by Landlord:** Resident must remove or crate any pet at any time that the pet is likely to limit or prohibit Landlord reasonable access to the Property as authorized by the Lease. During the term of the Lease or any renewal period, Resident must remove or crate any pet that is likely to limit or prohibit the showing of the Property to prospective Residents or purchasers upon notice by Landlord.
- 6) **Other:**
- a) Resident will be responsible and will pay within 30 days for any damage or destruction caused by the pet(s) to the leased premises, any supplied furnishings or other property of the Landlord, apartment building and surrounding areas, such responsibility and liability of Resident to include the repair of damaged items to their former condition and/or replacement where necessary in the sole opinion of landlord.
 - b) If a Resident removes the pet(s) from the apartment on a permanent basis for any reason, any pet deposit (if applicable) will remain with the apartment until the Resident moves out in order to determine if there have been damages to the apartment by the pet. It is impossible to get a true picture of damage before everything has been removed from the apartment and the inspection is made. Fees are not proratable or refundable.
 - c) In consideration for the privilege of keeping the pet, resident hereby agrees to the payment terms listed above. All fees and charges related to the Pet are due in full and will not be prorated, and are subject to the same late fee schedule as rental payments, per the terms of the Rental Agreement. Any upfront fees apply only to the current lease term, and additional upfront fees may apply to future leases.
 - d) Resident agrees to comply with all City, State or Federal regulations regarding pets.
 - e) Resident agrees to promptly remedy any pest problem resulting from the Pet in the Property, at Resident's sole cost.
 - f) Unless Pet is permanently removed from the Property and Landlord is provided 30 days' written notice of removal, the terms of this agreement and any charges will continue for future leases, to be adjusted per Landlord's policy.
 - g) Upon moveout, Resident agrees to pay an additional \$65 flea treatment fee
 - h) If Resident did not proactively register the pet, and the registration was prompted by Landlord due to finding the unauthorized pet, Resident understands that Landlord may charge: the violation fee per the rules and regulations, the one-time pet fee, and monthly pet rent going forward and to be backdated to the beginning of the current lease term.

For internal use:

- Pet information added to RealPage (Miscellaneous/Pets/New)
- Non-refundable pet fee posted to ledger (PETFEES)
- Monthly pet rent posted in scheduled billing (PETRENT)

