



# Pet Addendum

This Addendum, made on \_\_\_\_\_, 20\_\_\_\_, between Capital Properties and Tenant is attached to and made a part of the Residential Lease Agreement for the Property, Capital Properties, located at 2711 Allen Road, Tallahassee, Florida.

Whenever the following capitalized words are used in the Pet Addendum, they shall have the meanings shown below. All capitalized words which are defined in this Pet Addendum and are not defined in the Residential Lease Agreement shall have the meanings given in this Pet Addendum.

<b>Tenant:</b>		
<b>Premises:</b>		
<b>Pet Name(s):</b>		
<b>Cat, Dog, or Other:</b>		
<b>Breed:</b>		
<b>Color(s):</b>		
<b>Age:</b>		
<b>Weight:</b>		
<b>Neutered/Spayed: (Y/N)</b>		
<b>Declawed: (Y/N) (Cats Only)</b>		
<b>Pet Deposit: (\$)</b>		
<b>Pet Fee: (\$)</b>		

Tenant desires to keep pet(s) described below on the Property and the Residential Lease Agreement specifically prohibits allowing pets on the Property without prior written consent. The Residential Lease Agreement is hereby amended by this Pet Addendum to grant such permission to the Tenant. In exchange for this permission, the Tenant agrees to the following:

- Permission:** Capital Properties grants permission to Tenant to keep the Pet, and no others, on the Premises, subject to the terms and conditions of the Residential Lease Agreement and this Pet Addendum. Capital Properties may revoke permission at any time if Tenant fails to comply with any terms of the Residential Lease Agreement or this Pet Addendum.
- Restrictions:** A maximum of two Pets are allowed at the Premises at any point in time. No "visiting" Pets are permitted without prior written consent from Capital Properties. Capital Properties must approve all Pets and all required documents and all required documents, including vaccination records, are to be on file with the Leasing Office prior to housing any pet. Capital Properties reserves the right to demand specific and/or updated vaccinations and vaccination records for Pet throughout duration of tenancy on our properties. Vaccinations required for Pet include, but are not limited to the following: RABIES, PARVO, DISTEMPUR, AND CLEAR FECAL EXAMS.

\* HANDICAPPED ASSISTANCE ANIMALS trained for use by individuals with handicaps are not considered to be restricted within Pet restrictions but still must follow all Pet Control guidelines set forth by Capital Properties and its Leasing Office.

- Pet Deposit and Fee:** Tenant has deposited the Pet Deposit for the faithful performance of all terms and conditions of the Residential Lease Agreement and this Pet Addendum, including, but not limited to, the return of the Premises in good and clean condition approved by standards of Capital Properties, free of pet damage and flea and other pet infestation. At the end of the Leasing Term, the Pet Deposit shall be added to the Security Deposit and be subject to all of the other terms and conditions regarding the Security Deposit. Tenant has paid the Pet Fee as a non-refundable fee to induce Capital Properties to grant permission for the Pet. Tenant understands that Pet Fee

X\_\_\_\_\_ X\_\_\_\_\_ X\_\_\_\_\_

will not be refunded, even if the Pet is subsequently removed from the Premises or if there is no damage to the Premises at the end of the Lease Term.

4. **Pet Control:** Tenant shall keep the Pet in accordance with all applicable laws and ordinances, including licensing the Pet, keeping current all applicable shots, and City applicable leash laws. Tenant shall not permit the Pet to bark, howl, or otherwise emit noises in such a level, frequency, or time as to disturb others. Tenant shall not keep the Pet on the Premises if the Pet becomes vicious or threatening, bites or attacks any person or other pet, or otherwise is or becomes a nuisance. If Pet at any point in time becomes vicious and/or bites or scratches, Capital Properties must be promptly notified within 7 days of the incident.
5. **Pet & Tenant Conduct:**
  - Pets may not be left unattended on the Property with the exception of inside the Premises. Tenant shall not leave the Pet on the Premises unattended for any period of time in excess of **8 hours** without prior consent from Capital Properties.
  - Tenant shall provide proper care, food, water, and shelter for the Pet and not abuse the Pet in any way.
  - No breeding of the Pet shall be permitted on the Premises.
  - Tenant is responsible for keeping Premises free of Pet’s feces. Rats, insects, and other pests are attracted by pet feces and food. Tenant shall promptly remove and properly dispose of all pet waste.
  - Fees for removal will be applied for Tenants not following proper disposal guidelines of Pet’s waste.
  - MULTIPLE RECURRING INCIDENCES WILL RESULT IN ACTIONS LEADING UP TO AND INCLUDING REMOVAL OF THE PET FROM THE PREMISES.
6. **Condition of Premises:** Tenant shall be responsible for all damages caused by the Pet to the Premises, including all repairs and replacements considered appropriate by Capital Properties. Tenant shall remain liable for infestation and latent pet odor (including extermination costs and Premises replacement or refinishing if necessary) for 30 days after the Pet is removed from the Premises and the required extermination and cleaning are complete, even if prior to that time the Security Deposit and the Pet Deposit have been returned to the Tenant.
7. **Additional Entry Rights:** In addition to Capital Properties’ rights under the Residential Lease Agreement, if Capital Properties receives complaint regarding the Pet or otherwise has reason to believe that a violation regarding the Pet has occurred, Capital Properties and/or its Agents may enter the premises to investigate the possible violation. In an emergency, or if the Pet becomes vicious, appears severely ill, or otherwise behaves in a manner that Capital Properties believes poses an immediate threat to health and safety of the Pet or others, Capital Properties and its Agents may enter the Premises and remove, or cause to be removed, and take any other action which Capital Properties considers appropriate, including placement of the Pet in shelter or other similar facility. In such an event, Tenant shall be responsible for all costs incurred. Capital Properties shall only act under this paragraph if Tenant has failed to take corrective action within a reasonable time after being requested to do so or if Tenant is not available.
8. **Special Provisions:** \_\_\_\_\_  
\_\_\_\_\_
9. **Additional Rules:** Capital Properties reserves the right to provision the rules and guidelines of Pet residency on Premises within reasonable guidelines at any point in time. If provisions are made, a written copy of said changes will be distributed to Tenants with Pets.
10. **Interpretation:** This addendum supplements the terms and conditions of the Residential Lease Agreement. If any provision of this Pet Addendum conflicts with any provision of the Residential Lease Agreement, this Pet Addendum shall control. All rights and remedies of Capital Properties are cumulative. Any default under this Pet Addendum shall constitute a default under the Residential Lease Agreement.

This is a legally binding contract. If any of the terms are unclear to you, seek competent advice before signing.

\_\_\_\_\_  
Tenant Date

\_\_\_\_\_  
Tenant Date

**Agent, check that all vaccination records are received.**

\_\_\_\_\_  
Agent Date

\_\_\_\_\_  
**Rabies Parvo Distempur Clear Fecal**

X\_\_\_\_\_ X\_\_\_\_\_ X\_\_\_\_\_