

PET AGREEMENT

This Pet Agreement is for the property located _____ by and between _____ and _____.

1: AUTHORIZATION OF PET(S) AT PROPERTY LOCATION

The Landlord grants permission to Tenant to keep the pet(s) described herein on the property subject to the terms and conditions of the Lease Agreement and this Pet Agreement. Pets existing prior to December 12, 2016 will be considered on a case by case basis and solely at the discretion of management. The Landlord may revoke permission at any time if Tenant fails to comply with any of the terms of the Pet Agreement.

2: SERVICE, GUIDE, SIGNAL OR SUPPORT ANIMAL OR PET

Under the Americans with Disabilities Act (ADA), the term "pet" excludes a service, guide, signal or support animal used by Tenant because of any physical handicap or because the Tenant is a handler or trainer of support or guide animals. The ADA defines "service animal" as a dog that has been individually trained to do work or perform tasks for the benefit of an individual with a disability.

A "pet" is defined as any animal, whether mammal, reptile, bird, fish rodent or insect. The term "pet" excludes a service animal.

3: ANIMAL DESCRIPTIONS

Please complete the attached registration form for all pets. Exotic pets are not permitted.

4: LANDLORD AND TENANT FURTHER AGREEMENTS AND REQUIREMENTS

The Tenant(s) is hereby permitted to keep the following pets that are registered with landlord, on the Property during the Tenant's lease period. The Tenant acknowledges that any damage done to the Property by the pets listed in this Pet Agreement will be reimbursed to the Landlord including any damage to the exterior or interior of the premises, grounds, flooring, walls, trim, finish, tiles, carpeting, or any stains, etc. Damage caused by the pet will be the full financial responsibility of the Tenant and that Tenant agrees to pay all costs involved in the restoration to its original condition. If because of any such stains, etc., the damage is such that it cannot be removed, then Tenant agrees to pay the full expense of replacement.

The Tenant will provide adequate and regular veterinary care, as well as ample food and water, and will not leave pet unattended for any undue length of time. Tenant will diligently maintain cleanliness of litter boxes as well as pet sleeping and feeding areas. Tenant will prevent pets from engaging in behaviors or creating excessive noise at a level that disturbs neighbors, including, but not limited to, barking, jumping, and running.

The Tenant agrees that, if there is reasonable cause to believe an emergency situation exists with respect to the pet and if efforts to contact the resident or emergency caretaker are unsuccessful, the Landlord may contact the local animal control authority and assist its staff in entering the Property. Examples of an emergency situation include suspected abuse, abandonment, fire or other disaster, or any prolonged disturbance. If it becomes necessary for the pet to be boarded or to receive emergency medical care, any and all costs incurred will be the sole responsibility of the Tenant.

The Tenant agrees to indemnify, hold harmless, and defend Landlord or Landlord's agents against all liability, judgments, expenses (including attorney's fees), or claims by third parties for any injury to any person or animal or damage to property of any kind whatsoever caused by the Tenant's pet(s) and claims all responsibility per Florida Statute 767

Landlord: _____

Tenant(s): _____

Date of Agreement: _____

PINE LANE MOBILE HOME PARK

Owners Pet Registration Form

Date: _____

Name of Resident _____

Lot Number _____

Contact Information: Telephone _____

Cell Phone _____

Pet Information

Type: (dog, cat, bird, aquarium fish) _____

For Dogs and Cats:

Breed: _____

Height: _____

Weight _____

Expected Height and Weight of pet when fully mature (if not current) _____

Please attach: Dog's current vaccination record (available from veterinarian)

Dog's license number and expiration date

Photo of your dog or cat