

# CAZABELLA APARTMENTS

720 SW 34<sup>TH</sup> St.  
Gainesville, FL, 32607  
Phone: (352)338-7700

## Animal Responsibility Addendum

I/We, \_\_\_\_\_ Apartment # \_\_\_\_\_ agree that approval or denial of all animals or pets is at the sole discretion of the Landlord, and management reserves the right to withdraw consent at any time by giving the above tenant(s) 7 days written notice to remove animal(s)/pet(s) from the premises for any reason including but not limited to nuisance for noise, barking, disturbances, damage. In the event of an emergency where the animal's behavior appears, in the sole discretion of the Landlord, to be an immediate threat to any person or other animal, the Landlord may demand immediate removal of the animal from the premises. In the event the animal(s)/pet(s) are not removed after notice a 7 day notice Tenant(s) will be subject to eviction. Tenant(s) agree that keeping a pet/animal on the premises is a revocable privilege and not a right.

1. Additional monthly fee of twenty (\$20.00) dollars per dog and ten (\$10.00) dollars per cat is added to the monthly rent.
2. A **non-refundable fee** of two hundred fifty dollars (\$250.00) is paid by Tenant(s).
3. **Only the animals(s) specifically on this agreement is allowed and such animal must be pre approved prior to bringing said animal on the premises. Only two pets are allowed per apartment.** A fine of \$500.00 per animal per occurrence will be charged for any unauthorized animals found in a tenant's apartment. Unauthorized animal fines will not be applied towards pet fees.
4. ALL animals must be kept on a leash at all times while it is outside of the tenant(s)' private dwelling. **ANIMALS ARE NOT ALLOWED TO RUN LOOSE AT ANY TIME.** Tenant(s) agree to fully indemnify the Landlord, owner or agent for any damages arising out of injury to another person or to another animal by the animal. Animal must not be tied or kept outside door, in the hallways or on the balcony or lanais.
5. In the event any animals(s) have offspring, Tenant(s) will be in immediate breach of this agreement.
6. Tenant is assigned a designated area to walk pet and Tenant(s) must walk pets in that area only. Tenant(s) are responsible for the immediate removal of solid waste after the animal and must do so; management reserves the right to fine the tenant(s) a minimum of \$25.00 in the event that this policy is violated.
7. Tenant is will be responsible for **FULL** replacement and/or repair cost of carpet, walls, blinds, flooring or any other items damaged in any way by animal(s). Tenant(s) also will be responsible for the full cost of any exterminating that may be required because of animal(s) (minimum charge of \$100.00 for fleas).
8. Pet must not be a Pit-Bull or and animal that has any Pit-Bull in its breeding line.

**Consent is hereby granted to Tenant(s) to keep the described pet on the leased premises, provided the above listed conditions are abided by**

### DESCRIPTION OF ANIMAL

Type: \_\_\_\_\_ Breed: \_\_\_\_\_

Name: \_\_\_\_\_ Color: \_\_\_\_\_

Weight: \_\_\_\_\_ (Not to exceed 60 lbs.)

Above described animal is the only approved animal and substitutions may not be made with Landlord's Consent.

_____ Signature of Lessee	_____ Date
_____ Signature of Lessee	_____ Date
_____ Signature of Lessee	_____ Date
_____ Signature of Landlord	_____ Date