

Pet Exhibit F

This Exhibit is attached to and made a part of that certain Lease Agreement of today's date: _____

by and between Athens Real Estate Group, LLC (hereinafter called "Landlord"), and _____

(hereinafter called "Tenant"), for the Premises located at: _____

Landlord & Tenant Agree As Follows:

- 1) Permission is given for Tenant's pet, described below, to be kept within said Premises, as stated above. Tenant understands and agrees that such permission was given based on compliance with the following conditions: (a) when pet is taken in or out of the Premises, it will be kept on a leash or caged and under full control at all times; and (b) when walking pet, it will be kept away from public places, lawns, and sidewalks of all residences in neighborhood or buildings in complex, whichever is applicable herein; and (c) Tenant will be responsible for cleaning up Tenant's pet droppings; and (d) Tenant shall be liable for all damage caused by pet to said Premises or grounds therein or thereon. Landlord will bill Tenant for damage caused by pet, and the bill shall be paid as additional rent as and due no later than with the following month's rent.
- 2) If in the sole discretion of Landlord, said pet annoys, bothers, or is allowed to annoy or bother other residents of the neighborhood or complex, or the public within the area or becomes a threat to public health or safety, then Landlord will send a written notice to the Tenant and within five (5) days after receipt of such notice Tenant shall remove said pet from the Premises. Failure to comply with the written notice could result in legal remedies, including, but not limited to, termination of the Lease Agreement to which this Exhibit belongs.
- 3) Tenant agrees to pay Landlord a **\$350 non-refundable pet fee** for the privilege of maintaining said pet on Landlord's Premises. This pet fee does not waive Tenant's responsibility for all damages caused by pet. Tenant agrees that only the pet named and described below will occupy the Premises and Tenant understands that no additional or different pet is authorized under this Lease Agreement.
- 4) Tenant may have no more than one dog or cat or two (2) birds. In the sole discretion of Landlord as to what types or breeds of pets will be allowed but breeds of pets known to be highly aggressive or dangerous such as, but not limited to, bulldogs, pit bulldogs or pit terriers, Rottweiler, Dobermans, and fighting game birds, are prohibited on Premises. No other animals, reptiles, rodents, or insects are allowed on or in Premises, including but not limited to livestock or farm animals, exotic animals, pigs, skunks, ferrets, monkeys, snakes, lizards, turtles, frogs, hamsters, guinea pigs, and gerbils.
- 5) No pet offspring are allowed to be birthed or housed in or on the Premises.
- 6) Tenant must provide proof of vaccination of pet, where same is required by law, for communicable diseases prevalent in species of pet, including, but not limited to, rabies.
- 7) Dogs must weigh no more than 75 pounds at maturity.
- 8) Dogs must have a crate to be put in for maintenance visits and/or house showings.**
- 9) Fish tanks may be no larger than five (5) gallons.
- 10) Birds must be caged at all times.
- 11) Tenant agrees to abide by these terms and by all applicable laws regarding the keeping of animals or pets in the area of the Premises, including but not limited to, leash laws, licensing laws, and laws regarding vaccinations and inoculations.

Description of Pet:

Type of Pet: _____ Breed: _____

Name: _____ Age: _____ Weight: _____

Color/Markings: _____

Name of Veterinarian: _____ Vet's Phone#: _____

Athens Real Estate Group, LLC

Tenant

Date

Roommate initials: _____