

This Pet Application is made as a part of the rental application for the property located at: \_\_\_\_\_, Ocala FL. I do hereby request that my pet be approved to reside with me during the term of my lease agreement. If my pet is a "Service Animal" or a "medically necessary pet" I will notify management in writing and this Pet Application will not be applicable.

NOTE: This is a Pet Application only and not approval for a pet unless approved by Management, a Pet Addendum is executed by all parties and all sums and fees are paid according to the Pet Addendum. In order for the pet to be permitted on the premises, the pet must be fully approved by Management, a Pet Addendum signed by the pet owner and Management and all fees paid including but not limited to an additional, non refundable pet fee or additional rent as required by Management (cats, dogs, rabbits, ferrets).

I understand that Management is under no obligation to approve my pet for occupancy. In consideration of having a pet go through this application process, I agree to pay a Pet fee of \$260.00 to Management. I further understand that the Pet Fee is strictly an administrative fee paid to Management and is not considered a refundable security deposit or pet deposit.

Management requires a photo of the pet for Management's files, a copy of the pet's vaccination information and a letter of temperament of the pet from the veterinarian. In addition, the pet may be asked to be brought to the parking area of the Management office for inspection by a representative of Management.

The Pet Fee will be refunded if Management does not approve the pet. If the pet is approved I agree to pay a monthly pet rent in the amount of \$35.00 if applicable.

Breed: \_\_\_\_\_ Name: \_\_\_\_\_

Weight: \_\_\_\_\_ lbs. Sex: Male Female Age: \_\_\_\_\_

Estimated Pet weight at maturity: \_\_\_\_\_ lbs.

I do hereby certify the following:

My pet is well trained, is not dangerous to others and does not have a propensity to be vicious. My pet has never bitten, clawed or caused harm to another person or other pet, and it does not bark excessively when I am home or not home. No other landlord or person has ever complained about my pet or its behavior.

My pet is not pregnant and will not become pregnant while I am residing on the premises. If my pet becomes pregnant, I will be in violation of this agreement and the pet and any offspring must be immediately removed from the premises

I agree that there shall be no other pets, other than listed above on the premises without the express written approval of Management.

Should I desire additional pets, I agree to apply to Management for approval, submit another Pet Application and obtain approval prior to pet occupancy. **UNAUTHORIZED PETS WILL BE CHARGED DOUBLE PET FEES and PET RENT FROM THE START OF THE LEASE.** If you feed it, take care of it for a friend, or let it visit **IT IS YOURS TO PAY FOR.**

Pets are not allowed to roam free, be left tied up or be left unsupervised on a patio or balcony under any circumstances.

Pets must be on a leash & under my control at ALL times.

All pets must be walked in designated Pet Walk areas. If no area is designated then pets should be walked away from normal foot traffic areas.

No pets are allowed in the courtyards at any time. Dogs must not annoy others by barking.

I am responsible for picking up after my pet with a scooper and disposing of feces properly. Pet feces are not to be left on the grounds under any circumstance and each incident will result in a \$25 fine per incident.

In order to prevent a flea problem for the next Resident, at the expiration of the lease, I must arrange a flea spray with a licensed professional pest control company and must submit the receipt to Management as proof. A dual treatment process may be required. I will be billed for such treatment if I fail to make such arrangements or provide Management with a receipt.

In the event that my pet causes damage or destruction to persons or property, I agree that all costs of said damage or destruction shall be due and payable upon notification to myself of damages or shall come out of my Security Deposit and/or Pet Deposit if applicable at the termination of the lease. Should the Security Deposit be insufficient to cover the cost of any pet damage or destruction, then I agree to be financially responsible for damages above and beyond the amount of my security deposit.

If the pet becomes a nuisance or causes damage or destruction to the premises or otherwise violates the terms of this pet application, Management may terminate the pet's right of occupancy without altering the original lease agreement and I agree to permanently remove said pet(s) from the premises or my lease agreement will be subject to eviction.

JFG Properties, LLC wants to provide a pet friendly community by understanding and respecting that not all Customers are "pet people". Our policies were created in order to maintain a harmonious community for all our Customers.

This Pet Application is attached to a Rental Lease of the same address (hereby incorporated by reference) and runs from current date to the end of said Lease.

I hereby agree to the terms and conditions of this Pet Application.

Applicant			
	Printed Name	Signature	Date

Applicant			
	Printed Name	Signature	Date

PET IS HEREBY APPROVED

Management			
	Printed Name	Signature	Date