

RESIDENTIAL LEASE AGREEMENT

This Residential Lease Agreement ("Agreement") is entered into, on **MM/DD/YYYY**, by and between, **Owner Name** ("Owner" or "Landlord") and **Tenant Name** (collectively "Tenant") (individually, a "Party" and collectively, the "Parties"). The Parties mutually agree as follows:

1. **PREMISES:** Landlord rents to Tenant, and Tenant rents from Landlord, the premises known as **Rental Address** ("Premises"), including these items of personal property: **List Appliances**.
2. **TERM OF LEASE:** The term of this Agreement will begin on **MM/DD/YYYY** and end on **MM/DD/YYYY at 12:00pm**. Either party may terminate the tenancy at the end of the lease period with sixty (60) day advanced written notice. Verbal notice is insufficient under any circumstances.
3. **AUTOMATIC RENEWAL OF LEASE:** If written notice of termination is not given by either party and an Extension of Residential Lease Agreement has not been signed prior to the sixty (60) day advance written notice requirement, this Agreement automatically renews on a month-to-month basis. This Agreement will continue to renew on a month-to-month basis until either Party provides written notice of termination to the other Party and the notice of termination will be effective on the last day of the month following the month in which the notice is given ("Termination Date"). Landlord is not obligated to prorate rent even if Tenant surrenders the Premises before the Termination Date. In the event this Agreement becomes a month-to-month tenancy, the monthly rent payment will increase by 25% and Tenants will incur a \$50 Month-to-Month Administration Fee each month. If Tenant signs an Extension of Residential Lease Agreement after the sixty (60) day written notice requirement, a \$250 late renewal fee will be charged.
4. **RENT:** Tenant shall pay a monthly rent of **\$000** on or before the first of each month. Payment must be made timely and without demand, deduction, or offset. Weekends, holidays, and mail delays do not excuse Tenant's obligation to timely pay rent. Rent is payable to **Robert C. White & Company LLC at 57 Dodge Avenue, Suite 107, North Haven, CT 06473** or at such other place as Landlord designates in written notice. Tenant shall make rent payments in the form of a personal check, money order, cashier's check, or electronic draft. Tenant acknowledges that payments will be applied to charges in chronological order, with the oldest charges being paid first.
5. **TENANT BENEFITS PACKAGE:** In addition to the monthly rent, a monthly fee of \$39 is due on or before the first of each month without demand for the Tenant Benefits Package. Features of the Tenant Benefits Package include but are not limited to: \$100,000 Tenant Liability Insurance Coverage; 24 Hour Maintenance Coordination Services; Utility Concierge Setup; Multiple Payment Options including Free Online Rental Payments; Included Tenant Portal for Maintenance, Electronic Payment Options, Electronic Statements, Lease Documents, etc.; Credit Reporting for All Rental Payments to Experian's RentBureau; Pest Management Services; and One Time Late Fee and Returned Payment Fee Forgiveness. If Robert C. White & Company is no longer the property manager, the monthly fee for the Tenant Benefits Package is no longer due and tenant will not have Tenant Liability Insurance Coverage required by this agreement and all other benefits associated with the Tenant Benefits Package will cease.
6. **CREDIT CONTINGENCY FEE:** At time of application and prior to lease signing, Tenant has been offered an opportunity to lease the home in accordance with the guidelines for a possible Credit Contingency Fee based

on their combined tenant FICO scores at time of application. Tenant agrees to pay a monthly Credit Contingency Fee in the amount of \$0 due on the same date as the monthly rent. This fee is nonrefundable.

7. **LATE RENTS AND FEES:** Tenant shall pay a late charge of 10% of the monthly rent if Tenant has not paid rent in full by the 10th of the month. If Tenant does not fully pay the rent, the 10% late charge shall be calculated against the full month's rent figure (not the unpaid rent amount). Tenant agrees that rent will be considered paid only upon actual receipt of Landlord.

8. **NON-SUFFICIENT FUNDS:** If any check or electronic payment tendered by Tenant to Landlord in payment of rent or any other amount due under this Agreement is returned for lack of sufficient funds, a "stop payment," or any other reason, Tenant will pay Landlord a non-sufficient funds charge of \$50 in addition to any applicable late fees. After the second occurrence, rent and other payments will be required to be paid with guaranteed funds such as a cashier's check or money order.

9. **SECURITY DEPOSIT:**

Security Deposit Waiver Program: Tenant does hereby agree to the Security Deposit Waiver Program, in which Tenant shall not be required to pay a refundable security deposit. Tenant hereby agrees to pay a monthly Security Deposit Waiver Administrative Fee of \$X due on the same date as the rent each month, with the full understanding and agreement that these fees are not refundable at any time or under any circumstances.

Standard Security Deposit Program: Tenant shall deposit with Landlord as a security deposit, the sum of \$000, payable prior to occupancy. The deposit is not, and may not be applied by the Tenant as a "last month rent".

Deduction From Security Deposit: Landlord may claim (withhold) out of the security deposit such amounts that are reasonably necessary to remedy defaults as follows: (1) in the payment of rent, (2) to repair damages to the premises caused by residents, exclusive of ordinary wear and tear, (3) to clean such premises, if necessary, upon termination of the tenancy, (4) to repair or replace leased personal property or appurtenances, or (5) in the payment of unpaid charges, and for any other reason permitted by statute. In the event the Premises is not left in rent-ready condition, and Landlord is required to coordinate repairs, cleaning, etc., Tenant will be charged a \$100 coordination fee in addition to the charges for the needed work. Tenant agrees that Landlord will mail any security deposit return to one tenant listed on this Agreement with the check made out to all tenants separated by the word "or". If the amounts due from Tenant exceed the security deposit or if the Tenant selected the Security Deposit Waiver Program, Tenant will pay to Landlord the amount due within ten (10) days after Landlord makes written demand.

10. **DOCUMENT PREPARATION:** A document preparation fee of \$50 is charged for each lease modification, including but not limited to Lease Renewals; Add or Remove Tenant addendum; changes to the Animal Agreement; changes to Agreement Start Date.

11. **UTILITIES:** Tenant will place the utilities/services that are checked in their name:

- Heat Hot Water Gas Oil Electric Propane Cooking Fuel
- Trash Removal Cable & Internet Telephone Landscaping & Lawn maintenance

Snow removal Other _____

Tenant will reimburse the landlord for the utilities/services that are checked:

Cold Water Sewer Trash Removal Other _____

Tenant must immediately notify all utility companies for which they are responsible, of their occupancy and responsibility for payment. If it is found that Tenant did not place appropriate utilities in their name effective first day of lease term, Tenant will be charged back for any costs accrued during that time, plus an administration charge of \$100 will be charged. Tenant agrees to keep all utilities on from the date of occupancy through the final day of the lease. If any utility is turned off before the final day of the lease, Tenant agrees to pay a \$250 utility restoration administrative fee as well as all costs incurred by Landlord to restore and maintain the utilities.

12. **OIL TANK:** If the Premises is heated by oil, the oil tank shall be measured at the time the Tenant takes possession of the Premises; and the Tenant shall ensure that the tank has the same amount of oil in the tank upon surrendering the Premises. Failure to do so will result in the Tenant being charged for the cost of the oil shortfall at then current rates plus a 10% surcharge.
13. **LIMITS ON USE AND OCCUPANCY:** The Premises are to be used only as a private residence for Tenant(s) listed above, and the following authorized occupants: **Name(s) of other occupants or N/A**, ("Authorized Occupants"). Occupancy by guests for more than 14 days within a calendar year is prohibited without Landlord's written consent and will be considered a breach of this Agreement. A \$250 fee will be assessed if any unauthorized person(s) are found to be occupying the premises. The unauthorized person(s) will be required to complete an application and be approved through Landlord's normal screening process. If the application is not approved, the unauthorized person(s) will be required to immediately vacate the property.
14. **ASSIGNMENT AND SUBLETTING:** Tenant will not sublet any part of the Premises or assign this Agreement without the prior written consent of Landlord.
15. **CONDITION:** Tenant acknowledges that the Premises is in good order and repair, unless otherwise indicated in this Agreement. Tenant acknowledges that they have viewed the Premises, or have had the opportunity to do so. Tenant also acknowledges that Landlord has made no representations as to the condition of the Premises and no promise to decorate, alter, repair, or improve the Premises or the furnishings, unless otherwise indicated in this lease.
16. **TENANT MAINTENANCE RESPONSIBILITIES:** Tenant will: (1) keep the premises, clean, sanitary and in good condition; (2) upon termination of tenancy, return the premises to the Landlord in a condition materially similar to that which existed when Tenant took occupancy, including professional carpet cleaning, except for ordinary wear and tear; (3) ensure water pipes do not freeze by turning off outside spigots and to heat the home sufficiently when the outside air temperature is below 50 degrees to prevent damage to the premises; (4) make minor repairs not requiring a licensed professional, including, but not limited to, change light bulbs, tighten screws, change batteries, change filters, plunge toilets (repairs costing less than \$50 shall be deemed minor repairs); (5) immediately notify Landlord in writing of any defects or dangerous conditions in and about the

Premises of which the Tenant becomes aware; and (6) reimburse Landlord, on demand by Landlord, for the cost of any repairs to the Premises damaged by Tenant, Authorized Occupants or Tenant's guests.

17. **REPAIR REQUESTS:** All requests for repairs must be in writing and delivered to Landlord, except in the event of an emergency.

18. **LAWN, SNOW, AND EXTERIOR MAINTENANCE:**

a. For single family homes, the Tenant shall keep the lawn mowed and edged, beds free of weeds, shrubs trimmed, leaves and grass clipping picked up on a regular basis (minimum of once every two weeks in growing season and fall leaf season) and shall keep the Premises, including the yard, lot, grounds, walkways and driveway clean and free of rubbish, trash and debris. Garden beds are to be mulched yearly. Failure to maintain the property to this level could result in additional charges to pay for landscaping. Snow removal is the responsibility of the Tenant.

b. For multiple family homes, as a courtesy, the Landlord will pay for snow removal of sidewalks and driveways and for lawn care. Removal of snow from sidewalks and driveways will occur no later than 24 hours after the storm ends and will be completed in compliance with all local ordinances. Landlord is not responsible for the quality or timing of these services. If Tenant has to leave prior to the removal of snow from the driveway by the snow removal company, it is the responsibility of Tenant to remove the snow.

19. **PROHIBITIONS:** Unless otherwise authorized by this lease, Tenant may not install or permit any of the following on the Premises, even temporarily: a spa, hot tub, above-ground pool, trampoline, swing set, tree house, fire pit, or anything which causes a suspension or cancellation of insurance coverage or increase in insurance premiums to Landlord or Tenant. Tenant may not permit any part of the property to be used for any business of any type, including but not limited to child care.

20. **DRAIN STOPPAGES:** As of the date of this Agreement, Landlord warrants that the Premises' sewage drains are in good working order and that they will accept the normal household waste for which they were designed. They will not accept things such as paper diapers, sanitary napkins, baby wipes, tampons, children's toys, wads of toilet paper, balls of hair, grease, dental floss, oil, table scraps, clothing rags, sand, dirt, rocks or newspapers. Tenant agrees to pay for cleaning the drains of any and all stoppages except for those which the plumber who is called to clear the stoppage will attest in writing were caused by defective plumbing, tree roots, or acts of God, in which case Tenant will be reimbursed by Landlord for the expense. Tenant is responsible for cleanup of waste spills as a result of any plumbing stoppages.

21. **PEST CONTROL:** Tenant shall report any pest problem within five (5) days of possession. Tenant's failure to identify any pest infestation within said five (5) days shall constitute Tenant's agreement that the premises have no infestation of any kind. Any future infestation of any kind including, but not limited to ants, bed bugs, fleas, ticks, spiders, mice, or cockroaches shall be the responsibility of the Tenant, unless otherwise required by law. If the tenant is registered for the Tenant Benefit Package that includes Pest Management Services, costs for treatment will be covered by service provider.

22. **REPAIRS AND ALTERATIONS BY TENANT:** Tenant will not make any repairs or alterations to the premises without prior written consent of Landlord.

23. **VIOLATING LAWS AND CAUSING DISTURBANCES:** Tenant shall comply with all applicable federal, state, and local laws. Tenant, guests, invitees or visitors shall not violate any Governmental Law in the use of the Premises, commit waste or nuisance, annoy, molest, or interfere with any other Tenant or neighbor. Tenant is responsible for the conduct of guests as though Tenant engaged in the violating conduct. Tenant will not allow any illegal activity or nuisance causing activity to take place on or about the Premises.
24. **SMOKING PROHIBITED:** No smoking or vaping is allowed in or on the Premises, including but not limited to any common areas. Tenant will be held responsible for smoke related damages and/or painting, deodorizing, vent cleaning, etc. to eradicate the damage or smell.
25. **FOLLOWING ASSOCIATION RULES:** If the Premises is part of a condominium or home owners association ("Association"), Tenant agrees to follow the declarations, bylaws, rules and regulations of the Association. Tenant further agrees to pay an administrative fee of \$50 per occurrence anytime the Landlord receives a letter for rule enforcement from the Association. This fee is in addition to any fine charged by the Association.
26. **DEFAULT:** If Tenant fails to timely pay all amounts due under this Agreement or otherwise fails to comply with this Agreement, Tenant will be in default and Landlord shall have the right to terminate this Agreement. All rent and other sums owed to Landlord through the end of the Lease term shall immediately be due and payable upon the termination of the Agreement due to the default of Tenant. Such termination shall not release Tenant from any liability for any amount due under this Agreement. Tenant will be liable for: any lost rents; cost of re-leasing the Premises, including but not limited to leasing fees, advertising fees, utility charges, and other fees reasonably necessary to re-lease the Premises; repairs to the Premises for use beyond normal wear and tear; all attorney's fees, court costs, marshal fees, collections fees and costs, and all other expenses incurred to enforce this Agreement; all costs associated with collection of amounts under this Agreement, including but not limited to collection fees, late charges, and any administration fees; and any associated cost of re-keying the Premises.
27. **NO EARLY TERMINATION:** Tenant is not entitled to early termination of this Agreement for any reason, including, but not limited to, voluntary or involuntary job or school transfer, change in marital status, loss of employment, loss of co-tenants, changes in health, purchase of property, or death, unless otherwise permitted or required by law. The Tenant may request Landlord to seek an approved replacement tenant and must strictly adhere to ALL of the following procedures:
- a. Tenant must pay a nonrefundable early termination fee equivalent to One Month's Rent plus a \$200 Admin fee.
 - b. Tenant must specify a move-out date.
 - c. Upon receipt of payment, Landlord will begin to advertise the property in the attempt to locate a replacement tenant at terms equal to or acceptable to Landlord per the current Agreement.
 - d. Any replacement tenant must, in Landlord's discretion, be acceptable as a tenant and must sign a new lease agreement with terms not less favorable to Landlord than the current Agreement.

- e. Tenant will continue to pay the agreed to monthly rent, and all utilities, and maintain other responsibilities per this Agreement until a replacement tenant is located and a new lease agreement commences.
 - f. Tenant will vacate the home on or before the specified date given for their early move-out. All security deposits are then subject to the guidelines contained in this Agreement.
28. **ANIMALS:** Tenant may house no animal of any kind on the Premises, even temporarily, without first obtaining Landlord's written permission and an Animal Agreement signed by all parties. Unauthorized animals found to be at the Premises will be back-billed animal admin fees of \$30 per animal per month beginning at lease origination plus a \$250 administrative fee. Tenant may be asked to remove animal regardless of fees paid. Notwithstanding the above, Tenant agrees to reimburse Landlord for any damages to the Premises and to indemnify Landlord from any liability to third parties which may result from Tenants keeping of any animal, authorized or unauthorized.
29. **EXTENDED ABSENCES BY TENANT:** Tenant will notify Landlord in advance if Tenant will be away from the premises for 10 or more consecutive days. During such absence, Tenant gives consent that Landlord may enter the premises without notice at times reasonably necessary to maintain the property and inspect for needed repairs.
30. **POSSESSION OF THE PREMISES:** If, after signing this Agreement, Tenant fails to take possession of the Premises, Tenant will still be responsible for paying rent and complying with all other terms of this Agreement. If Landlord is unable to deliver possession of the premises to Tenant for any reason not within Landlord's control, including, but not limited to, partial or complete destruction of the Premises or unauthorized holdover status of a previous tenant, Tenant will have the right to terminate this Agreement upon proper notice as required by law. In such event, Landlord's liability to Tenant will be limited to the return of all sums previously paid by Tenant to Landlord.
31. **LANDLORD'S RIGHT TO ACCESS:** Tenant gives consent that Landlord may enter the Premises to make repairs or improvements, for appraisals, inspections or to show the Premises to prospective buyers or tenants. Except in cases of emergency, Tenant's abandonment of the Premises, court order, or where it is impractical to do so, Landlord shall give Tenant 24 hours notice before entering, but Tenant's permission shall not be required. Tenant acknowledges Landlord may take pictures/video during inspections. Landlord may also place signs or a keybox on the premises at Landlord's discretion for rent or for sale of the premises. If Landlord or Landlord's Agent or Vendor is denied or not able to access Premises for any reason after providing adequate notice to Tenant, including but not limited to not securing an animal, Tenant shall be responsible to pay \$100 to the Landlord per occurrence as liquidated damages; it being acknowledged that Landlord shall be damaged by the denial of access, that Landlord's actual damages are hard to estimate, and that the above amount represents a reasonable pre-estimate of Landlord's damages rather than a penalty.
32. **KEYS AND CONTROLS:** The Landlord and/or Landlord's Agent is to retain keys to the property. If the Tenant does not furnish the keys when vacating, the Tenant agrees to pay the cost of re-keying of the property and cost of any lost controls. Tenant will not, without Landlord's prior written consent, alter, rekey, or install any locks to the Premises or install or alter any burglar alarm system. Should Tenant lock themselves out, they may hire a locksmith to regain entry or contact Landlord during normal business hours to sign out a key and return it.

33. **LEAD BASED PAINT:** For any Premises built prior to 1978, Tenant acknowledges that Tenant has received, read, and signed the Lead-Based Paint Disclosure.
34. **INSURANCE:** Tenant acknowledges that Landlord's insurance does not cover Tenant from loss of personal property. Tenant agrees to provide their own insurance for their personal property both inside and outside of Premises. Tenant also agrees to carry liability insurance, including but not limited to for the Premise, with a minimum required insurance coverage of: \$100,000 Limit of Liability for Tenant's legal liability damage to the Landlord's property for no less than the following causes of loss: fire, smoke, explosion, water damage, backup or overflow of sewer, drain or sump ("Required Insurance"). Tenant is required to name Robert C. White & Company LLC as an "Interested Party".

The Tenant Liability Insurance ("TLI") coverage provided as part of the Tenant Benefits Package will provide the Required Insurance coverage listed above. Some important points of this coverage, which Tenants should understand are:

- a. TLI is designed to fulfill the insurance requirement of this Agreement. Landlord is the Insured under the TLI. Tenant is not the insured under the TLI policy.
 - b. TLI coverage is not personal liability insurance or renters insurance. Landlord makes no representation that TLI covers the Tenant's additional living expenses or liability arising out of bodily injury or property damage to any third party.
 - c. Failure to pay the monthly fee for the Tenant Benefits Package will result in TLI to be considered "not in force" and Tenant shall be in breach of this Agreement.
 - d. Scheduling under the TLI policy is not mandatory and Tenant may purchase Required Insurance from any insurance agent or insurance company of Tenant's choice at any time and coverage under the TLI policy will be terminated by the Landlord. In this case, the Tenant Benefits Package fee will be reduced by \$9.50 per month, the cost to the Tenant for the TLI coverage
35. **TENANT HOLDOVER WITHOUT CONSENT:** If Tenant remains in possession of the Premises without the consent of Landlord after natural expiration of this Agreement, Tenant will pay the Landlord rent for the holdover period and indemnify the Landlord and prospective tenants for damages, including but not limited to lost rent, lodging expenses, other expense, and attorney's fees. Rent for any holdover period will be three (3) times the monthly rent (calculated daily) and will be immediately due without notice or demand.
36. **SUBORDINATION OF LEASE:** This Agreement and Tenant's interest hereunder are and shall be subordinate, junior and inferior to any and all mortgages, liens or encumbrances now or hereafter placed on the Premises by Landlord, all advances made under any such mortgages, liens or encumbrances (including, but not limited to, future advances), the interest payable on such mortgages, liens or encumbrances and any and all renewals, extensions or modifications of such mortgages, liens or encumbrances.
37. **VEHICLES:** Only those vehicles listed on the Rental Application are authorized on the Premises ("Authorized Vehicles"). Tenant understands and agrees to submit in writing all change in vehicles or vehicle description to Landlord within five (5) days of the addition or change. All vehicles kept on premises must be operational and have current registration, tags, decals, and license required by local and state laws. Any vehicle not meeting

these requirements, or unauthorized vehicles, will be removed at Tenant's expense. Vehicles must be parked only on paved or designated areas. Parking on the grass is prohibited. Tenant further understands that no repairing, servicing or painting of the Authorized Vehicle is permitted on the Premises. Tenant also agrees to never park or store a recreational vehicle, motor home, boat, commercial vehicle, or trailer of any type on the Premises. Vehicle washing is not allowed on the Premises, except when Tenant is responsible for the payment of the water utility.

38. **DAMAGE TO PREMISES:** If any part of the Premises is damaged by fire or other casualty, or condemned, Landlord shall have the right to cancel this Agreement as of the date of the event. In no case shall Tenant be entitled to compensation for damages on account of loss, annoyance or inconvenience resulting from such damage, destruction or condemnation. Tenant shall be liable for any and all damage resulting from some action of the Tenant, Authorized Occupant, or guests, whether such act was intentional or negligent.
39. **WAIVER BY LANDLORD LIMITED:** If Landlord waives or fails to enforce any of their rights under the Agreement, this does not mean that any other rights under the Agreement are waived. Further, if Landlord waives or fails to enforce any of their rights under a specific clause of the Agreement, such waiver or failure to enforce such rights is limited to the specific instance in question and is not a waiver of any later breaches of such clause.
40. **SPRINKLER DISCLOSURE: Unless otherwise stated in "Additional Provisions" there is no existing sprinkler system in the dwelling unit.**
41. **ADDITIONAL PROVISIONS:** Additional provisions are as follows: _____

42. **JOINT AND SEVERAL LIABILITY:** The undersigned Tenant, whether or not in actual possession of the premises, are jointly and severally liable for all obligations under this Agreement, and shall indemnify Landlord for liability arising prior to the termination of the Agreement for personal injuries or property damage, caused or permitted by Tenant, Authorized Occupant, their guests and invitees.
43. **VALIDITY OF EACH PART:** If any portion of this Agreement is held to be invalid, its invalidity will not affect the validity or enforceability of any other provision of this Agreement.
44. **GROUND FOR TERMINATION OF TENANCY:** The failure of Tenant, Authorized Occupant or Tenant's guests or invitees to comply with any term of this Agreement, or the misrepresentation of any material fact on Tenant's rental application, is grounds for termination of the tenancy.
45. **ENTIRE AGREEMENT:** This Agreement constitutes the entire agreement of the Parties. There is no other agreement, written or oral, expressed or implied, between the Parties.
46. **MODIFICATIONS:** This Agreement cannot be modified in any manner except in writing signed by the Parties.

Landlord:

Robert C. White & Company LLC, Agent for Landlord

Print: _____ Signature: _____ Title: _____ Date: _____

Tenant(s):

Print: _____ Signature: _____ Date: _____

Print: _____ Signature: _____ Date: _____

Print: _____ Signature: _____ Date: _____



ANIMAL AGREEMENT

The following is the Animal Agreement for the Residential Lease Agreement dated **MM/DD/YYYY**, for the Tenant(s), **Tenant Name**, for the property at **Rental Property Address** (“Premises”).

The Landlord grants the undersigned Tenant permission to keep the following animal(s) at the Premises:

TYPE	BREED	NAME	WEIGHT / AGE

The undersigned Tenant agrees to the following conditions:

1. Tenant will pay an additional monthly fee of **\$0** as an animal admin fee.
2. Tenant will pay a one-time non refundable fee of **\$0**.
3. Tenant will pay additional security deposit of **\$0**. The Tenant fully understands any increase paid to the security deposit is not an animal deposit. The increased amount is an increased security deposit. In addition, the Tenant fully understands the Landlord can use any part of the tenant’s entire security deposit for any damage caused by their animal.
4. Tenant agrees to remove or confine any animal at any time that the animal is likely to limit or prohibit Landlord, Landlord’s Agent, or other person’s access to Premises in its entirety as permitted by the Lease Agreement.
5. Tenant understands fully that at no time will Landlord or Landlord’s Agent refund the increased amount or any part of the original security deposit prior to vacancy.
6. Tenant fully understands they will be responsible for professional carpet cleaning, including pest treatment, during and after vacancy due to the approval for having an animal on the premises and is to be at the tenants’ expense.
7. Tenant fully understands they are responsible for pest control during and after vacancy, due to approval for having an animal on the premises, and the pest control is to be at the Tenant’s expense.
8. Tenant is to keep only the animal(s) specifically listed above and cannot substitute any other animal without permission of the Landlord or Landlord’s Agent.
9. Tenant cannot “baby sit” or do any “care taking” of any animal, bird or pets of any nature, for another party on the Premises.
10. Tenant agrees to keep their animal(s) under control at all times and abide by the County or City codes pertaining to animals and Tenant agrees to keep their animal restrained when it is outside of the dwelling.
11. Tenant agrees to dispose of their animal’s feces properly and promptly.
12. Tenant agrees not to leave food or water for their animal or any other animal outside the front of the dwelling.
13. Tenant agrees to keep their animal from causing any annoyance or discomfort to others. Tenant will remedy immediately any complaints made through the Landlord or Landlord’s Agent.
14. Tenant agrees to pay immediately for any damage, loss, or expense caused by their animal.

15. Tenant guarantees to Landlord or Landlord's Agent the animal(s) listed above have received the appropriate vaccinations, required by governing agencies, including but not limited to, the County, City or State
16. Tenant agrees that Landlord or Landlord's Agent reserve the right to revoke permission to keep the animal should the Tenant break this agreement.
17. Tenant agrees to remove the animal if there is any incidence or report of violent behavior of the animals in this agreement.
18. Tenant acknowledges should it be determined that a Tenant or Occupant of the Premises has allowed an animal to occupy the home under false terms or fraudulent proof as an Assistance or Service Animal, Tenant shall incur a \$2,500 fee payable to Landlord, per animal, under this Agreement.
19. Tenant agrees to indemnify, defend and hold Landlord or Landlord's Agent harmless from and against all claims, actions, suits, judgments and demands brought by another party due to any activity or damage caused by the Tenant's animal(s).

Landlord:

Robert C. White & Company LLC, Agent for Landlord

Print name: _____

Signature: _____

Title: _____ Date: _____

Tenant(s):

Print: _____ Signature: _____ Date: _____

Print: _____ Signature: _____ Date: _____

Print: _____ Signature: _____ Date: _____