



## LEASE AGREEMENT

**LANDLORD:** [OWNERINFO("name")]      **TENANT:** [ALLNAMES]

**RENT CHECKS PAYABLE TO:** Dean & DeWitt Property Management (DDPM)

**PROPERTY:** [CUSTINFO("street1"), [CUSTINFO("csz")]

IN CONSIDERATION of the mutual covenants and agreements herein contained, Landlord hereby leases to TENANT and TENANT hereby leases from Landlord the above-described property in St. Petersburg, Pinellas County, Florida, under the following terms:

**TERM AND PARTIES.** This lease shall be for a term of [PRUSER("Lease Length")], beginning [CUSTINFO("leasestart")] and ending [CUSTINFO("leaseend")] at 12 pm (NOON), between [PROPINFO("manager")] and [ALLNAMES].

**PROPERTY RENTED.** Landlord leases to TENANT the property located at [CUSTINFO("street1"), [CUSTINFO("csz")].

**RENT AND PAYMENT.** The rent shall be \$[CRENT] per month and shall be due on or before the first day of each month. **In the event the rent is received by US mail after the 3rd of the month, a late charge of \$50 shall be due as additional rent. In the event the rent is received by US mail after the 9th of the month, an additional late charge of \$[CRENT\*(.10)] shall be due as additional rent.** In the event a check bounces or an eviction notice must be posted, TENANT agrees to pay a \$35 charge or any other applicable fees. Payment must be received by Landlord on or before the first day of each month at the following address: **695 Central Ave #253 St Petersburg, FL 33701** or such place as designated by Landlord in writing. TENANT understands that this may require early mailing. In the event a check bounces, Landlord may require cash or certified funds.

**SECURITY.** TENANT agrees to pay LANDLORD the sum of \$[CUSER("Security Deposit Amount")], as security for faithful performance by TENANT of all terms, covenants and conditions of this lease. This deposit may be applied by the LANDLORD for any monies owed by TENANT under the lease or Florida law, physical damages to the premises, costs, and attorney's fees associated with TENANT's failure to fulfill the terms of the lease and any monetary damages incurred by LANDLORD due to TENANT's default. TENANT cannot dictate that this deposit be used for any rent due. If TENANT breaches the lease by abandoning, surrendering or being evicted from the rental premises prior to the lease expiration date (or the expiration of any extension) TENANT will be responsible for unpaid rent, physical damages, future rent due, attorney's fees, costs and any other amounts due under the terms of the tenancy or Florida law. The security deposit (and advance rent, if applicable) will be held in the following manner: Deposited in a separate non interest bearing account with Freedom Bank, 1200 4th St N, St. Petersburg, FL 33701. Florida statutory law, 83.49(3) provides:

Initials \_\_\_\_\_ Initials \_\_\_\_\_

Your lease requires payment of certain deposits. The landlord may transfer advance rents to the landlord's account as they are due and without notice. When you move out, you must give the landlord your new address so that the landlord can send you notices regarding your deposit. The landlord must mail you notice, within 30 days after you move out, of the landlord's intent to impose a claim against the deposit. If you do not reply to the landlord stating your objection to the claim within 15 days after receipt of the landlord's notice, the landlord will collect the claim and must mail you the remaining deposit, if any. If the landlord fails to timely mail you notice, the landlord must return the deposit but may later file a lawsuit against you for damages. If you fail to timely object to a claim, the landlord may collect from the deposit, but you may later file a lawsuit claiming a refund. You should attempt to informally resolve any dispute before filing a lawsuit. Generally, the party in whose favor a judgment is rendered will be awarded costs and attorney fees payable by the losing party. This disclosure is basic. Please refer to part ii of chapter 83, florida statutes, to determine your legal rights and obligations.

(3)(a) Upon the vacating of the premises for termination of the lease, if the landlord does not intend to impose a claim on the security deposit, the LANDLORD shall have 15 days to return the security deposit together with interest if otherwise required, or the landlord shall have 30 days to give the TENANT written notice by certified mail to the TENANT last known mailing address of his intention to impose a claim on the deposit, and the reason for imposing the claim. The notice shall contain a statement in substantially the following form: This is a notice of my intention to impose a claim for damages in the amount of --- upon your security deposit, due to -----. It is sent to you as required by s. 83.49(3), Florida Statutes. You are hereby notified that you must object in writing to this deduction from your security deposit within 15 days from the time you receive this notice or I will be authorized to deduct my claim from your security deposit. Your objection must be sent to (landlord's address). If the LANDLORD fails to give the required notice within the 30-day period, he forfeits his right to impose a claim upon the security deposit.

(b) Unless the TENANT objects to the imposition of the landlord's claim or the amount thereof within 15 days after receipt of the landlord's notice of intention to impose a claim, the LANDLORD may then deduct the amount of his claim and shall remit the balance of the deposit to the TENANT within 30 days after the date of the notice of intention to impose a claim for damages.

(c) If either party institutes an action in a court of competent jurisdiction to adjudicate his right to the security deposit, the prevailing party is entitled to receive his court costs plus a reasonable fee for his attorney. The court shall advance the cause on the calendar.

(d) Compliance with this subsection by an individual or business entity authorized to conduct business in this state, including Florida licensed real estate brokers and salespersons, shall constitute compliance with all other relevant Florida Statutes pertaining to security deposits held pursuant to a rental agreement or other landlord-tenant relationship. Enforcement personnel shall look solely to this subsection to determine compliance. This subsection prevails over any conflicting provisions in chapter 475 and in other sections of the Florida Statutes. Security deposit refunds if any shall be made by mail only, as provided by law, made out in names of all TENANTS in one check, and, may not be picked up in person from LANDLORD.

**UTILITIES.** TENANT agrees to pay all utility charges on the property except: [USER("Utilities Included")] unless other written agreement is reached with Landlord.

**LOCKS.** Landlord shall at all times have keys for access to the premises in the case of emergencies or maintenance. **TENANT may NOT change or add locks** without written approval of Landlord and, in such a case, the Landlord shall perform the change and may seek monetary reimbursement for such service including costs of locks and labor. Keys to the premises are to be in the possession of Landlord, or his designated agent, and TENANT only. All keys are to be returned to Landlord upon TENANT surrendering the premises to Landlord or a fee of **\$25** will be charged to TENANT. **A fee of \$25 will be charged for lockouts.**

Initials \_\_\_\_\_ Initials \_\_\_\_\_

**MAINTENANCE.** TENANT agrees that they have fully inspected the premises and accepts the condition of the premises in "as is" condition with no warranties or promises express or implied. TENANT shall maintain the premises in good, clean and tenable condition throughout the tenancy, keep all plumbing fixtures in good repair, use all electrical, plumbing, heating, cooling, appliances and other equipment in a reasonable manner, removing all garbage in a clean and sanitary manner. In the event TENANT or TENANT'S guests or invitees cause any damage to the premises, LANDLORD may at its option repair same and TENANT shall pay for the expenses of same on demand or LANDLORD may require TENANT repair same, all charges incurred as additional rent. **TENANT shall be fully responsible for, and agrees to maintain and repair at TENANT'S expense, the following: A/C FILTERS, EXTERMINATION, LOCKS/KEYS, SCREENING, SMOKE ALARM(S), LIGHT BULBS, PLUMBING BACKUPS CAUSED BY TENANT.** In the event a major repair to the premises must be made which will necessitate the TENANT'S vacating the premises, LANDLORD may at its option terminate this agreement and TENANT agrees to vacate the premises holding LANDLORD harmless for any damages suffered if any. TENANT shall notify LANDLORD immediately of any maintenance needed or repair in writing. TENANT agrees that they shall immediately test the smoke detector and shall maintain same. TENANT shall be required to vacate the premises on 7 days' written notice, if necessary, for extermination. When vacation of the premises is required for extermination, LANDLORD shall not be liable for damages but shall abate the rent.

A fee will be charged if LANDLORD must remove trash, furniture or other debris from the premises.

**SMOKING.** Smoking is NOT permitted inside the premise or on rental property by TENANT, guests or invitees. TENANT understands that smoking on premise shall be considered a material default under this lease agreement.

**ASSIGNMENT.** This lease may not be sublet by TENANT without the written consent of the Landlord.

**RULES AND REGULATIONS. SEE ATTACHMENT. Any breach of the Rules and Regulations will be considered a breach of the Lease Agreement.**

**OCCUPANCY.** The premises shall be occupied only by [ALLNAMES].

**LIABILITY.** TENANT shall be responsible for insurance on his property and agrees not to hold Landlord liable for any damages to TENANT's property on the premises.

**ACCESS.** Landlord, upon reasonable notice by telephone, hand-delivery or posting to TENANT, has the right of entry to the premises for showing, repairs, appraisals, inspections, or any other reason. LANDLORD has immediate right of entry in cases of emergency, or to protect or preserve the premises. TENANT shall not alter or add locks without prior written consent. If consent is given, TENANT must provide LANDLORD with a key to all locks. LANDLORD may place "For Sale" or "For Rent" signs on the premises at any time.

LANDLORD may, with 24 hours notice, show property to potential renters during the last 60 days of the lease. Withholding access to the property is a breach of this lease.

**Routine maintenance inspections will be performed by LANDLORD throughout tenancy.**

**PETS.** No pets shall be allowed on the premises without the express written approval of Landlord, a pet application fee, additional deposit and a separate written Pet Agreement with Landlord.

**PARKING.** TENANT agrees that no parking is allowed on the premises except: [CUSTINFO("car")], [CUSTINFO("car", "1")]. No boats, recreation vehicles, motorcycles, or disassembled automobiles may be stored on the premises.

**FURNISHINGS.** Any articles provided to TENANT shall be returned in good condition at the termination of this lease and TENANT agrees to reimburse Landlord for any monetary costs due to damages of such articles. This includes window treatments.

Initials \_\_\_\_\_ Initials \_\_\_\_\_

**ALTERATIONS & IMPROVEMENTS.** TENANT shall make no alterations (including painting) to the property without the written consent of the Landlords and any such alterations or improvements shall become the property of the Landlord.

**HARASSMENT.** TENANT shall not do any acts to intentionally harass Landlord or other tenants.

**ATTORNEY'S FEES.** In the event it becomes necessary to enforce this agreement through the services of an attorney, TENANT shall be required to pay Landlord's attorney's fees.

**SEVERABILITY.** In the event any section of this agreement shall be held to be invalid, all remaining provisions shall remain in full force and effect.

**WAIVER.** Any failure of Landlord to exercise any rights under this agreement shall not constitute a waiver of Landlord's rights.

**ABANDONMENT.** In the event the TENANT abandons the property prior to the expiration of the lease, Landlord may relet the premises and hold TENANT liable for any costs, lost rent or damages to the premise. Lessor may dispose of any property abandoned by TENANT.

**SUBORDINATION.** TENANT's interest in the premises shall be subordinate to any encumbrances now or hereafter placed on the premises. TENANT agrees to sign any documents indicating such subordination which may be required by lenders.

**DEFAULT.** TENANT will be in default if any of the following occur:  
TENANT fails to pay rent when due and the default continues for 3 days, excluding Saturday, Sunday, and legal holidays, after delivery of written demand by Landlord for payment of the rent or possession of the Premises. TENANT fails to perform its obligations under the Lease, and the failure is such that TENANT should not be given an opportunity to correct it or the failure occurs within 12 months of a written warning by Landlord of a similar failure. Examples of such failures which do not require an opportunity to correct include, but are not limited to, destruction, damage, or misuse of Landlord's or other TENANT's property by an intentional act or a subsequent or continued unreasonable disturbance. Except as provided above, TENANT fails to perform any other obligation under the Lease and the default continues for more than 7 days after delivery of written notice to TENANT from Landlord specifying the default.

**LAND REMEDIES.** If TENANT remains on the Premises after expiration or termination of the Lease without Landlord's permission, LANDLORD may recover possession of the Premises in the manner provided for by law. LANDLORD also may recover double rent of the period during which TENANT refuses to vacate the Premises. If TENANT defaults under the Lease by failing to pay rent, as set forth in this Lease, LANDLORD may terminate TENANT's rights under the Lease and TENANT shall vacate the Premises immediately. If TENANT defaults under the Lease for any other reason, as set forth in this Lease, Landlord may terminate TENANT's rights under the Lease and TENANT shall vacate the Premises within 7 days of delivery of the notice of termination. If TENANT fails to cure a default within the time specified in the notice to TENANT, Landlord may recover possession of the Premises as provided by law.

**SURRENDER OF PREMISES.** At the expiration of the term of this lease, TENANT shall immediately surrender the premises in as good condition as at the start of this lease.

**LIENS.** The estate of the Landlord shall not be subject to any liens for improvements contracted by the TENANT.

**RADON GAS.** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in building in Florida. Additional information regarding radon and radon testing may be obtained from your county health unit. LEAD PAINT is present in all building constructed before 1978 and may present health risks to children and certain adult individuals. Landlord cannot assume liability for such, if any, related health risks.

Initials \_\_\_\_\_ Initials \_\_\_\_\_

**LEAD BASE PAINT.** Housing built before 1978 may contain lead-base paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of lead-based paint and/or lead-based paint hazards in the dwelling. Landlord has no knowledge of LBP/LBPH in the housing and no available LBP/LBPH records or reports, except as indicated:

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TENANT acknowledges reviewing the Environmental Protection Agency's Lead Base Paint Pamphlet.

A copy of the pamphlet is available at <http://rentinstpete.com/images/pdf/leadpdf.pdf>.

**ABANDONMENT OF PROPERTY.** In the event TENANT leaves persona property behind when surrendering or abandoning the premises, Landlord shall not be responsible for storage or disposition of the property.

**NOTICE REQUIREMENTS.** Thirty (30) days' notice is required prior to the end of this lease term to either renew or give notice of intent to vacate. Unless 30 days written notice is given by either party prior to the expiration of this lease, this lease shall automatically be renewed on a month-to-month basis with the same (30) day notice requirements. TENANT gives Landlord the right to show the apartment at any time during the full thirty day notice period and shall keep the apartment in clean and tidy condition for showing. A rental agreement with a specific duration may provide that if a tenant fails to give the required notice before vacating the premises at the end of the rental agreement, the tenant may be liable for liquidated damages as specified in the rental agreement if the landlord provides written notice to the tenant specifying the tenant's obligations under the notification provision contained in the lease and the date the rental agreement is terminated. The landlord must provide such written notice to the tenant within 15 days before the start of the notification period contained in the lease. The written notice shall list all fees, penalties, and other charges applicable to the tenant under this subsection. If the tenant remains on the premises with the permission of the landlord after the rental agreement has terminated and fails to give notice required under s. 83.57(3), the tenant is liable to the landlord for an additional 1 month's rent.

**MONEY DUE PRIOR TO OCCUPANCY.** TENANT shall pay the sums listed below prior to occupying the premises. TENANT shall not be entitled to move in or to keys to the premises until all money due prior to occupancy has been paid. If no date is specified below, then funds shall be due prior to tenant occupancy. Any funds designated in this paragraph due after occupancy, shall be paid accordingly. Any funds due under this paragraph shall be payable to Landlord at Landlord's address.

First month's rent  $[\text{OPENCH}(\text{"RC"}, \text{leasestart})]$  due prior to  $[\text{CUSTINFO}(\text{"leasestart"})]$ .

Security deposit of  $[\text{OPENCH}(\text{"DP"}, \text{CURDATE})]$  due prior to  $[\text{CUSTINFO}(\text{"leasestart"})]$

Other \_\_\_\_\_ \$ \_\_\_\_\_ due \_\_\_\_\_.

Other \_\_\_\_\_ \$ \_\_\_\_\_ due \_\_\_\_\_.

The attached **RULES AND REGULATIONS** and **ADDENDUM TO LEASE AGREEMENT** are considered by TENANT and Landlord to be an inherent part of this document and thus binding in full.

**In signing this agreement TENANT acknowledges that the premises are drug free and that no illegal activities of any sort shall be tolerated on the premises.**

Witness the hands and seals of the parties hereto as of this      day of                      20      .

LANDLORD:

TENANT:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Initials \_\_\_\_\_ Initials \_\_\_\_\_

## RULES AND REGULATIONS

1. I agree that I will not use the premises for **any illegal purpose** or any purposes which will increase the rate of insurance.
2. I agree that I will use the premises only for residential purposes and that I will obey, and require anyone on premise to obey, all laws and any restrictions that apply to the premises.
3. I understand that an occasional overnight guest is one who stays no more than 4 nights in any calendar month and that the Landlord's written approval is required to allow anyone else to occupy the premises.
4. I understand that use, sale or possession of **illegal drugs** will not be tolerated.
5. I understand that **no violent behavior** of any sort, physical or verbal, will be tolerated.
6. I agree that there will be **no parties, loud music, or congregating of groups** of people unless expressly approved in advance by Landlord.
7. I understand that any behavior or disturbance by a tenant or their guest which results in the police being called will be considered a breach of this lease.
8. I agree to inform the Landlord if I am charged with or convicted of a crime, at which time Landlord reserves the option of taking possession of the property I am leasing and requiring me to vacate immediately.
9. I understand that the Landlord expect all residents/tenants to be respectful, courteous, and law abiding for the comfort and safety of all.
10. I understand that only licensed passenger vehicles may be parked on the property . Boats, trailers & recreational vehicles may not be parked on the property and motorcycles must be kept clear of any structures.
11. I understand that awnings, signs, or other projections may not be attached to the building exterior, windows, walls or doors. All window coverings must be white or neutral in coloring as seen from the exterior.
12. I understand that **no animals** or reptiles of any kind are permitted on the premises without the written consent of the Landlord. Such consent may be withdrawn at any time by the Landlord.
13. I understand that air conditioning and heat should not be used when windows are open. **Filters for such units should be replaced or cleaned by resident at least every 2 months.** Landlord will charge a fee to replace or clean filters.
14. I understand that smoke detectors and fire extinguishers are to be kept operational at all times. I will notify Landlord of any problems with such immediately. I understand that the use of gas, electric or charcoal grills is to be done in designated areas only and never under roof lines or near buildings, on porches or balconies, or under carports.
15. I understand that I am liable for any damages caused by moving in or out of the property. Protective pads must be placed on all items on hardwood floors.
16. I understand that waterbeds are prohibited.
17. I understand that I am responsible for ensuring water from bathroom fixtures including bathtub, shower, sink and toilet does not damage floor or leak through sub-flooring. If using a "clawfoot" tub, I will ensure a liner is placed inside the tub and fully encloses the shower area and **will notify Landlord immediately of any water leaks.**
18. **I understand that smoking inside the home is not allowed.**

Landlord may change or amend these Rules and Regulations without prior notice to the residents and may, with absolute discretion, determine necessary and appropriate charges.

Initials \_\_\_\_\_ Initials \_\_\_\_\_

**MOLD ADDENDUM TO LEASE**

THIS ADDENDUM IS AGREED TO AND SHALL BE MADE PART OF THE LEASE AGREEMENT BETWEEN [PROINFO("manager")] (OWNER OR AGENT) AND [ALLNAMES] (TENANTS) FOR THE PREMISES LOCATED AT [CUSTINFO("fulladdress")].

**MOLD:** Mold consists of naturally occurring microscopic organisms which reproduce by spores. Mold breaks down and feeds on organic matter in the environment. The mold spores spread through the air and the combination of excessive moisture and organic matter allows for mold growth. Not all, but certain types and amounts of mold can lead to adverse health effects and/or allergic reactions. Not all mold is readily visible, but when it is, can often be seen in the form of discoloration, ranging from white to orange and from green to brown and black, and often there is a musty odor present. Reducing moisture and proper housekeeping significantly reduces the chance of mold and mold growth.

**CLIMATE CONTROL:** Tenant(s) agree to use all air-conditioning, if provided, in a reasonable manner and use heating systems in moderation and to keep the premises properly ventilated by periodically opening windows to allow circulation of fresh air during dry weather only. OWNER OR AGENT RECOMMENDS THAT AIR CONDITIONING IS USED AT ALL TIMES IF UNIT HAS AIR CONDITIONING.

Tenant(s) agree to:

- Keep the premises clean and regularly vacuum and mop
- Use hood vents when cooking, cleaning and dishwashing
- Keep closet doors ajar
- Avoid excessive amounts of indoor plants
- Use exhaust fans when bathing/showering and leave on for sufficient time to remove moisture
- Use ceiling fans if present
- Water all indoor plants outdoors
- Wipe down any moisture and/or spillage
- Wipe down bathroom walls and fixtures after bathing/showering
- Wipe down any vanities/sink tops
- Avoid air drying dishes
- Not "hang-dry" clothes indoors
- Open blinds/curtains to allow light into premises
- Wipe down floors if any water spillage
- Hang shower curtains inside bathtub when showering
- Securely close shower doors if present
- Leave bathroom and shower doors open after use
- Use dryer if present for wet towels
- Use household cleaners on any hard surfaces
- Remove any moldy or rotting food
- Remove garbage regularly
- Wipe down any and all visible moisture
- Wipe down windows and sills if moisture present
- Inspect for leaks under sinks
- Check all washer hoses if applicable
- Regularly empty dehumidifier if used

Initials \_\_\_\_\_ Initials \_\_\_\_\_

Tenant(s) shall report in writing:

Visible or suspected mold

All a/c or heating problems or spillage

Plant watering overflows

Musty odors, shower/bath/sink/toilet overflows

Leaky faucets, plumbing, pet urine accidents

Discoloration of walls, baseboards, doors, window frames, ceiling

Moldy clothing, refrigerator and a/c drip pan overflows

Moisture dripping from or around any vents, a/c condenser lines

Loose, missing or failing grout or caulk around tubs, showers, sinks, faucets, countertops, and clothes dryer vent leaks

Any and all moisture

**SMALL AREAS OF MOLD:** If mold has occurred on a small non-porous surface such as ceramic tile, formica, vinyl flooring, metal or plastic and the mold is not due to an ongoing leak or moisture problem, Tenant agrees to clean the areas with soap (or detergent) and a small amount of water, let the surface dry, and then within 24 hours apply a non staining cleaner such as Lysol Disinfectant, Pine-Sol Disinfectant (original pine-scented), Tilex Mildew Remover, or Clorox Cleanup.

**TERMINATION OF TENANCY:** Owner or agent reserves the right to terminate the tenancy and TENANT(S) agree to vacate the premises in the event owner or agent in its sole judgment feels that either there is mold or mildew present in the dwelling unit which may pose a safety or health hazard to TENANT(S) or other persons and/or TENANT(S) actions or inactions are causing a condition which is conducive to mold growth.

**INSPECTIONS:** TENANT(S) agree that Owner or agent may conduct inspections of the unit at any time with reasonable notice.

**VIOLATION OF ADDENDUM:** IF TENANT(S) FAIL TO COMPLY WITH THIS ADDENDUM, Tenant(s) can be held responsible for property damage to the dwelling and any health problems that may result. Noncompliance includes but is not limited to Tenant(s) failure to notify Owner or Agent of any mold, mildew or moisture problems immediately IN WRITING. Violation shall be deemed a material violation under the terms of the Lease, and owner or agent shall be entitled to exercise all rights and remedies it possesses against TENANT(S) at law or in equity and TENANT(S) shall be liable to Owner for damages sustained to the Leased Premises. TENANT(S) shall hold Owner and agent harmless for damage or injury to person or property as a result of TENANT(S) failure to comply with the terms of this addendum.

**HOLD HARMLESS:** If the premises is or was managed by an agent of the Owner, TENANT(S) agree to hold Agent and its employees harmless and shall look solely to the property Owner in the event of any litigation or claims concerning injury, damage or harm suffered due to mold or mildew.

**PARTIES:** This addendum is between the tenant(s) and owner and or agent managing the premises. This addendum is in addition to and made part of the lease agreement and in the event there is any conflict between the lease and this addendum, the provisions of this addendum shall govern.

TENANT: \_\_\_\_\_

TENANT: \_\_\_\_\_

**PET ADDENDUM**

Initials \_\_\_\_\_

Initials \_\_\_\_\_



This is to certify that the Landlord acknowledges the resident's possession of a pet and that the undersigned agrees to the following conditions:

- All pets must be kept current on all vaccinations.
- Cats are not permitted to go outside & inside. They must be inside cats only – spayed or neutered.
- The resident will not permit the pet to make any disturbance that will interfere with the rights, comforts, or convenience of other residents.
- The resident agrees to be responsible for pest control regarding the pet, including, but not limited to, fleas on the pet or in the home. Resident also acknowledges the possibility of flea infestation in the home and agrees to be responsible for any such problem, should it arise during or after tenancy.
- Resident agrees to be responsible for any damages his/her pet causes.
- This pet agreement is an addendum to the Lease Agreement.

TYPE OF PET \_\_\_\_\_ PEDIGREE \_\_\_\_\_

NAME OF PET \_\_\_\_\_ AGE OF PET \_\_\_\_\_

OTHER INFO: \_\_\_\_\_

**No other pets permitted**

AGREED \_\_\_\_\_ Resident

\_\_\_\_\_ Landlord

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND  
LEAD-BASED PAINT HAZARDS**

Initials \_\_\_\_\_ Initials \_\_\_\_\_

**Lead Warning Statement-** *Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead based paint hazards in the dwelling. Tenants must also receive a Federally approved pamphlet on lead poisoning prevention.*

**Lessor's Disclosure** (initial)

\_\_\_\_\_ (a) Presence of lead-based paint or lead-based paint hazards (check one below):

\_\_\_\_\_ Lead-based paint and/or lead-based painting hazards are present in the housing (explain).

\_\_\_\_\_ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

\_\_\_\_\_ (b) Records and reports available to the lessor (check one below):

\_\_\_\_\_ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

\_\_\_\_\_ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Lessee's Acknowledgement** (initial)

\_\_\_\_\_ (c) Lessee has received copies of all information listed above.

\_\_\_\_\_ (d) Lessee has received the pamphlet ***Protect Your Family from Lead in Your Home***. **Agent's Acknowledgement** (initial)

\_\_\_\_\_ (e) Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

_____ Lessor	_____ Date	_____ Lessor	_____ Date
_____ Lessee	_____ Date	_____ Lessee	_____ Date
_____ Lessee	_____ Date	_____ Lessee	_____ Date
_____ Agent of Lessor	_____ Date	_____ Agent	_____ Date

Initials \_\_\_\_\_ Initials \_\_\_\_\_