

SECURITY DEPOSIT AGREEMENT

This agreement is an integral part of that contract to lease by and between the undersigned parties, and shall govern the refund of all deposits made by Tenant under the Residential Lease Agreement. Refundable security deposits due under this agreement are in the total amount shown on page 1 of this lease. The deposit shall be held in a non-interest bearing account in accordance with Florida Law unless otherwise designated.

CONDITIONS OF REFUND: No part of the security deposit(s) paid hereunder shall be refunded unless and until the undersigned has complied with all the following conditions:

1. All rent due under the lease agreement must have been paid in full on or before the date upon which the Tenant vacates premises. Under no circumstances may any portion of the security deposit(s) be credited to accrued rents. Using the security deposit for the last month's rental shall be prima facie evidence that Tenant has acted in bad faith.
2. The full term of lease, including any renewal or extension signed, must have terminated.
3. At least 30 days written notice of Tenant's intent to vacate must be delivered to Neubauer Real Estate, Inc.
4. All keys and garage door openers provided to Tenant as noted on page 1 of lease must be returned.

AMOUNT OF REFUND: The amount of refund to Tenant hereunder shall be the full amount of security deposit(s) less:

1. The cost required to steam clean carpets by a professional cleaning firm acceptable to Owner.
2. All damages or unpaid obligations which are owed by Tenant under terms of lease agreement, including, without limitation, any unpaid rent, unpaid delinquent charges, costs of repairs, interior or exterior maintenance for which Tenant is responsible, and costs of cleaning including temporary electric and water costs to accomplish cleaning. No deduction for reasonable wear and tear will be made from the deposit. In the event that a lock must be changed for failure to deliver keys, Tenant shall pay charges associated with replacement of said lock.

NOTICE OF DISPOSITION: In accordance with applicable Florida Statutes, Tenant shall be provided notice as to the disposition of the deposit and any claims made against the deposit within 30 days after vacancy and delivery of keys to Neubauer Real Estate, Inc., at 740 S. Tyndall Pkwy., Panama City, FL 32404.

Tenant Tenant Date

PET AGREEMENT

THIS PET AGREEMENT IS VALID ONLY UPON PAYMENT OF A PET FEE AND EXECUTION HEREOF BY TENANT AND OWNER'S AGENT.

CONDITIONAL AUTHORIZATION: In consideration for the *non-refundable* sum of \$ _____ paid by Tenant, authorization is hereby granted to keep a pet on the Premises during the lease term. **It is understood tenant agrees to cost of flea spraying by pest control company when tenant vacates.**

DESCRIPTION OF PET: Only the following described pet(s) shall be permitted on the Premises under the terms of this agreement. No other pets, substitutions or offspring of pets shall be permitted without the express written consent of Landlord.

TYPE: _____ BREED: _____ APPROX. WEIGHT: _____ AGE: _____

TENANT LIABILITY: Tenant's liability under terms of Security Deposit Agreement shall be extended to include liability for entire amount of all damages to the Premises caused by the pet. Such damages may include, but are not limited to the cost of flea treatment, cleaning, deodorization, replacement and/or repairs of items including, but not limited to floor coverings, doors, walls, drapes, screens, windows, shrubbery and landscaping.

It is specifically understood and agreed that the Pet Fee is a non-refundable fee paid to Landlord for the privilege of keeping a pet on the Premises and is not a deposit against which repairs may be charged.

Tenant shall be strictly liable for entire amount of any injury to persons or property of others caused by the pet and Tenant hereby agrees to indemnify and hold harmless Landlord for all costs of litigation, including attorney's fees resulting from any such injury. **NUISANCE:** In the event the pet causes justifiable complaints from neighbors resulting in possible violation of applicable restrictive covenants, or Owner's insurance carrier requires removal of pet, Landlord may elect to give notice to Tenant that the pet must be removed from the Premises and Tenant agrees to comply with such notice.

Tenant Tenant Date