



## Home Owners Pet Policy

### A. Screening/Registration

Pet caregivers must complete a Pet Application Form before occupying the unit. If the pet is a dog or a cat, a current photograph should be attached. The managing agent will present a copy of the house policies to the resident for review and signature.

### B. Permissible Pets

Along with determining which species of animals to allow in your home, you should also consider how many pets per resident are reasonable. Because pets often are happier living in pairs, do not summarily restrict residents to only one pet per household. Establish reasonable limits based on the activity level of the pet and the care and exercise provided by the owner.

#### 1. Dogs

Number Allowed \_\_\_ Weight Limit\* \_\_\_\_\_

\*Weight limits for dogs should generally be used only for rental units on upper floors of apartment buildings that lack carpeting or other means of effective soundproofing.

#### 2. Cats

Number Allowed \_\_\_

#### 3. Rabbits

Number Allowed \_\_\_

#### 4. Birds

Number Allowed \_\_\_

#### 5. Small Caged Animals (limited to guinea pigs, hamsters, gerbils, ferrets, mice, and rats)

Number Allowed \_\_\_

### C. Restrictions

1. Pets shall not be kept, bred, or used for any commercial purpose. All cats, dogs, rabbits, and ferrets must be spayed or neutered by six months of age, unless the procedure is deemed medically unsafe by a veterinarian.

2. Pets must be confined to the pet owner's premises and must not be allowed to roam free or be un-tethered. Pets must not be left unattended on patios, decks or balconies. Pets in transit are to be carried, restrained by a leash, or placed in an animal carrier. Dog caregivers in transit may take their pet out of the home and around the neighborhood only by way of leashing the dog.

3. Persons who walk pets are responsible for immediately cleaning up after their animals and discarding securely bagged pet droppings in their refuse containers at their residence or that of a public refuse container. Cat litter may not be disposed of in toilets. No pet waste may be dropped down trash chutes unless securely double-bagged.

4. Pet caregivers shall not use Home Owner supplied washers and dryers (if applicable) to launder pet's bedding, toys, blankets, etc.

5. Pet caregivers are responsible for any damage caused by their pets. Any damage caused by cleaning chemicals or other such materials used in an attempt to remedy said damage is also the full responsibility of the pet owner.

6. No pet shall be allowed to become a nuisance or create any unreasonable disturbance. Examples of nuisance behavior for the purposes of this paragraph are:

a. Pets whose unruly behavior causes personal injury or property damage.

b. Pets who make noise continuously and/or incessantly for a period of ten minutes or intermittently for 2 hour(s) or more to the disturbance of any person at any time of day or night.

- c. Pets in common areas who are not under the complete physical control of a responsible human companion and on a hand-held leash of no more than six feet in length or in a pet carrier.
  - d. Pets who relieve themselves on playground equipment, fences, gates, vehicles, etc., of common areas, in areas of public parking or private property of another.
  - e. Pets who exhibit aggressive or other dangerous or potentially dangerous behavior.
  - f. Pets who are conspicuously unclean or parasite infested.
7. Notwithstanding any other provision herein, disabled individuals may keep assistance animals in their homes. Furthermore, nothing herein shall hinder full access to the home and the common areas by individuals with disabilities.
8. Residents are responsible for the pets of guests who visit their unit; such pets are subject to the same restrictions as resident pets. No pet(s) of guests can stay in the home for more than 14 days (consecutive or staggered) in any one-year period without prior written permission of the Property Manager.
10. Pet caregivers shall indemnify the association and hold it harmless against loss or liability of any kind arising from their pet(s).

**D. Enforcement**

1. If a neighbor who observes an infraction of any of these rules reports it to property management personnel, the Property Manager will discuss the infraction in a neighborly fashion with the pet caregiver in an effort to secure voluntary compliance. If the complaint is not resolved, it must be put in writing, signed, and presented to the Property Manager. If the Property Manager is in agreement with such complaint, the pet caregiver will receive written notice of the violation.

If upon the 2<sup>nd</sup> violation the problem is still unresolved, arrangements must be made to remove the pet(s) from the property. If so determined, the pet caregiver will have 15 days to remove the pet(s) from the premises or termination of the lease/rental agreement will begin.

**E. Pet Deposit**

1. A reasonable pet deposit of \$\_\_\_\_\_ is required to cover uncompensated pet damage. If the Tenant complies with the pet agreement and no damage is caused to the Home Owner's property, Pet deposit will be held in trust by Spudstaterentals.com, Inc. until the end of the lease/rental agreement. The deposit will be returned to the Tenant within 14 days of the Tenant's vacating the property if no damage has occurred as a result of pets or if damage has previously been compensated for.

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Property Address	City	State	Zip
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Home Owner Signature

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Date

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Home Owner Signature

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Date