

## Dog Policy

Our properties try to maintain a "dog friendly" policy. This acceptance of dogs and pets on the premises does not come without certain responsibilities on the part of the pet owner.

Below is a synopsis of our current dog/pet policy. Please familiarize yourself with our policy to insure that we may continue to maintain our "dog friendly" policy without causing problems for the property or your fellow residents.

1. Due to abuses by certain residents, our permission to keep a dog on the property is now limited to one dog per household. Residents who have been permitted to keep more than one dog in the past may continue to keep their current pets, but may not add additional dogs should one of their dogs pass away or otherwise be removed from the premises.
2. The weight restriction for dogs kept on our properties is 25 lbs.
3. All dogs must be registered with our office along with a copy of their NYC Health Department issued "dog license". Please see link below.  
(<http://www.nyc.gov/html/doh/html/environmental/dog-license.shtml>)
4. All dogs must be leashed or carried in all public areas of the building and property.
5. Residents may not allow their dogs to urinate or defecate at or near any of the building entrances or on or near gardens or lawns on the property. In addition, residents must clean up after their dogs at all times.
6. A common problem with dogs is barking. Most dogs will not bark when their owner is home, but many will do so after their owner leaves the apartment. Therefore, it is imperative that you have your dog trained not to bark excessively.
7. Fines will be levied for infractions of the above regulations regarding dogs as follows:
  - a. First offense - \$25
  - b. Second offense - \$50
  - c. Third offense - \$100 and removal of the dog from the premises.
8. We reserve our right to make changes to this policy at any time.

Tenants have read the above dog policy and agree to its terms and conditions. This dog policy is attached to and made part of the lease agreement dated \_\_\_\_\_ between \_\_\_\_\_ as landlord and \_\_\_\_\_ as tenant(s).

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Landlord

\_\_\_\_\_  
Tenant