

Hadley Bend Apartments

Pet Policy

At Hadley bend Apartments, we allow both cats and /or a dog, but the following Restrictions apply. Please pay special attention to this information, as **NO EXCEPTIONS WILL BE MADE.**

You must notify us before you get a pet at any time during your lease.

- \$200 non-refundable pet fee
- \$25 pet rent for 1 pet
- \$35 pet rent for 2 pets

-Limits:

- Two cats or two dogs per apartment
- One cat and one dog per apartment
- Dogs must be over 1 year old at start of lease
- Dogs must be less than 40 lbs

-Breed Restrictions-No bully or aggressive breeds.

- Pit Bull Terrier
- Staffordshire Terrier
- American Bull dog
- German Shepherd
- Rottweiler
- Chow-Chow
- Doberman Pincher
- Bull Terrier
- Presa Canarios
- Boxer

A Pet Addendum must be signed and dog owners must supply proof of **\$100,000 Personal liability renter's insurance coverage and current pet vaccination records.**

Thank you for your cooperation and we look forward to welcoming both you and your Pet here at Hadley Bend Apartments!

PET AGREEMENT

This Agreement is between _____ (Landlord)

and _____ (Tenant) for the property address known as:

_____. Owner/management hereby grants permission to tenant to harbor pet(s) described under the conditions stated below:

Type of pet: _____ Breed: _____ Color: _____ Declawed: _____

Type of pet: _____ Breed: _____ Color: _____ Declawed: _____

Tenant(s) agrees to the following terms and conditions:

1. An additional amount of _____ will be added to the lease security deposit and is **NON-REFUNDABLE**. Maximum of __ pet(s) is allowed, unless otherwise agreed in writing. If unauthorized pets are found residing in leased premises, a penalty of \$500 per pet may be charged to the tenant and landlord has the right to have the pet removed from the premises.
2. Tenant agrees to pay an additional amount of _____ per month over the base rental amount as stated on the lease agreement.
3. Tenant will immediately pay for any and all damages caused by pet(s), and pet(s) found to be damaging the property shall be removed by the tenant within 48 hrs of receipt of written notice from landlord.
4. When pet(s) are outside of the leased premises, pets shall be on a leash at all times and is not permitted to roam freely unless said premises has a fenced yard.
5. Pet(s) found unsupervised shall be turned over to the local authorities responsible for policing pets, and tenant hold owner/Manager harmless of all responsibility in reference to said pet being turned over to local authorities.
6. Tenant certifies that the pet(s) has/have had all required shots and registration, is neutered or spayed, and is housebroken. Name of Vet: _____
7. Tenant will promptly clean up any and all fecal matter after pet(s) outside or inside the premises. A fine of \$50 can be assessed for any tenant negligence of picking up pet waste.
8. Tenant agrees to be fully responsible for any harm or damage to others or to the property caused by pet(s).
9. Pets(s) will **NOT** be allowed to create excessive noise and disturb others. Pets found to be causing unreasonable annoyance to others in the community shall, upon written

notice from owner/manager, be removed from the premises within 48 hrs after said notice.

10. Tenant understands permission is granted only for the above described pet(s). Pets approved shall weigh less than _____ when full grown. No other pets are allowed on premises, Not even for temporary care, without owner/managers written permission.
11. Tenant agrees to keep said pets in carrier or locked in a certain are removed from premises, when notified that maintenance , pest control, management ect. need to gain entry to premises. If pets are not put up, maintenance will not enter and tenants will be charged a \$75 trip charge.
12. If necessary, flea extermination will be completed at the end of the lease agreement by landlord and will be charged against the lease deposit as stated in the lease agreement.
13. Carpets will be professionally cleaned and deodorized at the end of the lease agreement by landlord and will be charged against the lease deposit as stated in the lease agreement.
14. It is further understood that the owner reserved the right to revoke permission to keep pets at anytime, if any of the above conditions are not kept. Should owner/manager revoke permission, said pet(s) shall be permanently removed from the premises within 48 hrs after receipt of written notice from the landlord.

By signing below, all parties understand and agree to this pet agreement, which is made part of the lease agreement.

Tenant signature: _____

Printed name: _____

Date: _____

Owner/Management: _____

Date: _____