

HADLEY BEND APARTMENTS

Pet Policy

At Hadley Bend Apartments both cats and/or are dogs are allowed, but with the following the Restrictions apply. Please pay attention to this information, as NO EXCEPTIONS WILL BE MADE.

We offer both pet friendly and non-pet apartments. A percentage of these units are designated pet friendly, the others are non-pet units. Pet friendly apartments are based on an availability basis only. Once these apartments are fully leased we are unable to accommodate more pets. Non-pet apartments will remain non-pet to accommodate future residents who request a non-pet unit.

ALL pets must be trained and established with owner prior to moving into Hadley Bend. We do not allow new pets brought into apartments after move in as we are not a training facility for pets.

FEES:

- \$200 nonrefundable pet fee
- \$25 pet rent per month for one pet
- \$35 pet rent for two pets (cats only) Limit of one dog only

Limits:

- One or two cats per apartment
- One dog per apartment. Must be over 1 year old prior to move in **NO puppies allowed.** -Dogs must be 40 lbs. or less — No exceptions

Breed Restrictions-No bully or aggressive breeds

- Pit Bull Terrier
- Staffordshire Terrier
- American Bull Dog
- German Shepard
- Rottweiler
- Cow-Chow
- Doberman Pincher
- Bull Terrier
- Presa Canarias
- Boxer

A Pet Agreement must be completed and signed and dog owners supply current pet vaccination records. Personal Liability renter's insurance coverage in amount of \$100,000 is required.

Thank you for your cooperation. We look forward to welcoming both you and your pet to Hadley Bend!

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: _____

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

- 1) An additional fee of \$_____ will be due upon move in date and is NONREFUNDABLE. 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 pet removed from property.
- 2) Tenant agrees to pay an additional amount of \$_____ per month over the base rental amount. This amount will be added and 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 hours of receipt of written notice from landlord.
- 4) When pet(s) are outside of leased premises, pets shall be on lease at all times and is not permitted to roam freely unless premises have a fenced yard.
- 5) Pets(s) found unsupervised shall be turned over to local authorities responsible for policing pets, and tenant to hold owner/management harmless of all responsibility in reference to said pet being turned over to authorities.
- 6) Tenant certifies that the pet(s) has/have had all required shots and registration, is neutered or spayed, and is housebroken.
- 7) Name of Veterinarian: _____
- 8) 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.
- 9) Tenant agrees to be fully responsible for any harm or damage to others or to the property caused by the pet(s).
- 10) 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, upon written notice from owner/management, will be removed from the premises within 48 hrs after said notice.

- 11) Tenant understands permission is granted only for the above described pet(s). Pets approved shall weigh less than 40 LBS. when full grown. No other pets are allowed on premises, not even temporary care, without owner/managements written permission.
- 12) Tenant agrees to keep said pets in carrier or locked in a certain area, removed from premises when notified that maintenance, pest control, management, etc. need to gain entry to premises. If pets are not put up, owner/management or any representative will not be responsible for pet escape or injury due to pet(s) behavior. If pets are not put up, maintenance can refuse to enter and an additional trip fee of \$75 will be charged to tenant.
- 13) If necessary, flea extermination will be completed when identified by owner/management and also at end of lease. Tenant will be charged for all extermination cost. Pet(s) are to immediately be treated for fleas upon discovery to prevent spreading to other areas on premises.
- 14) Carpets and vinyl floor covering 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.
- 15) It is further understood that the landlord reserves the right to revoke permission to keep pet(s) at any time, if the above conditions are not kept and adhered too. Should owner/management revoke permission, said pet(s) shall be permanently removed from the premises within 48 hrs after receipt of written notice from 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/manager: _____

Printed Name: _____

Date: _____