

Resident Pet-Owners Policy

- 1) Residents must obtain Management's written approval prior to the pet being brought on to the property. Specifically, the pet must be brought to the office for management's approval. The pet owner must also agree to uphold all the stipulations of this pet policy.
- 2) ONLY **ONE (1)** PET PER APARTMENT.
- 3) Pets will be limited to either a cat or a dog. The pet shall be properly vaccinated and licensed. Written proof of the above will be required from your veterinarian for the duration of the pet's occupancy of the leased premises and presented to management at the time of the lease renewal.
 - a) In order for a cat to be approved, a current copy of the vaccination record from a veterinarian is to be filed with the apartment office.
 - b) In order for a dog to be approved, it may not be more than 17 inches tall and or 25 pounds full grown. A current copy of the vaccination record, a copy of license (tag).
- 4) Resident(s) shall not have, keep, or allow others to bring upon the grounds, into the apartments, or common areas, any type of pet or animal for any reason or length of time, without proper approval and financial arrangements with the management.
- 5) NO PETS IN THE POOL OR POOL AREA (if applicable).
- 6) The Resident(s) will be held responsible for and will pay for all damages, inconveniences, and or destruction caused by their pet to the leased premises, including all property of the lessor. This responsibility and liability of lessee will include the repair of damaged items to their former condition and or replacement where necessary, in the sole opinion of the lessor. Treatment of the leased premises for fleas, ticks, and or pests, over and beyond the normal treatment provided for all residents, will be at the lessee's expense.
- 7) While outside a dog must be on a leash and kept under control. Dogs may not be let out to roam, or be tethered outside. Pet owners are responsible for cleaning up after their pet and are subject to fine(s) for failing to do so.
- 8) Lessee agrees to board or otherwise remove the pet from the leased property for the balance of the lease term, if the pet is or becomes a nuisance or annoyance or interferes with the rights or enjoyment of other lessees. This includes, but is not limited to all noise or odors emanating because of pet, and is at the sole opinion of the management.
- 9) A default by the Lessee in any of the terms and conditions provided for in the "Pet Addendum" shall be deemed a default under the lease and shall entitle Lessor to exercise any and all legal and contractual remedies available.
- 10) Pet is to be contained in a pet taxi or properly sized kennel upon lessor's entry into lessee's apartment. If pet is not contained, then the requested repair will not be made. Resident agrees to pay all costs and fees associated with cancellation of a service request. In cases of emergency, lessee will be called and required to immediately come and contain the pet.

PET DEPOSIT:	25% of current rental amount
PET RENT:	\$20.00 per month
PET PHOTO & REGISTRATION FEE :	\$0.00

Service animals are the exception. Documentation will be required.