

## **HOLSTEIN PROPERTY MANAGEMENT PET POLICIES AND INFORMATION (UPDATED 4/2024)**

**Pet fees: Dogs/Cats - \$100/month/per pet, \$100 refundable deposit per pet**  
**Small pets ex: Birds, Rabbit, Guinea Pig, Hamster, Lizard, Larger fish tanks etc.**  
**2 pets max, must be pre-approved**

### **DOG SPECIFIC INFORMATION**

Our insurance company has clarified our policy and we have to be more strict on the breed/size restriction and documentation for dogs.

**BULLY BREEDS ARE NOT ALLOWED, MIXES WITH BULLY BREEDS ARE NOT ALLOWED.**  
A link to bully breeds identified by insurance companies to make the most damage with their bite - based on insurance claims is linked here.

If you are unsure if your dog is a bully breed, please research that specific breed.

If you are not able to show documentation of your dogs breed and it is not already visually apparent, you may be unable to rent from us. Please inquire if you are not sure and need clarification.

Dogs larger than 40lbs might not be allowed. If you can identify the breed through documentation and it is not a bully breed, you may be able to rent/adopt it. Labradors and Retrievers are examples of dogs our insurance may allow if there is documentation, or it is visually apparent.

### **DOG OWNERS – DOG WASTE GUIDELINES AND RULES**

This is our number one complaint, and we have to be very specific on our rules:

1. There are multiple receptacles for you to use to dispose of dog waste. There are also dog waste bags provided for you. If your dog goes to bathroom prior to reaching one of the receptacles, please continue to get the bag, and retrieve/toss the dog waste immediately after. **DO NOT LEAVE IT.** You can also utilize the large dumpsters for this as well.
2. Please avoid allowing your dog outside your door to urinate on the front yard/backyard grass at the apartments/lawns. You should walk them to the nearest “non-front yard/back yard” at the end of the parking lots or edges of community. We have the lawns treated and if it’s found that your lawn is yellowing because of dog urine, you will be charged for remedying this issue.
3. In addition to your own lawn, please refrain from walking your dog along the grass near other residences if they need to urinate if possible.

4. If you are a dog owner, and dog waste is found to be near or around your exterior, you will be required to remove this waste. It will be assumed this is your dogs waste

**\*\*If all dog owners are following the “pick up waste immediately” rule, you should not be picking up anyone else’s waste\*\***

5. Do not leave any bagged dog waste on any sidewalks, patios, decks or in garbage containers near your doors. It should be disposed of immediately into the large dumpsters or receptacles. If you have your own garbage can/attached garage you can use your own receptacles.

6. UPPER FLOOR TENANTS with decks: Do not allow your dog to urinate or defecate on your upstairs patio area. If it is found to be doing this, you will be charged the fees to treat the deck/patio below and any damage to other tenants property below as well as the \$50 fine.

### **OTHER DOG SPECIFIC POLICIES**

1. Tenant agrees that in the event of property showings, maintenance, or inspections all dogs will be kenneled, removed from property or supervised on the premises during these times.

Tenant understands that HPM can not accommodate scheduling requests from tenants due to lack of pet care and will have alternative arrangements for these situations. Tenants will be notified a minimum of 12 hours of any need to enter the unit beyond emergencies.

If you are notified of entry and do not follow this policy, you will be charged a \$50 fee as well as any other fees for wages and mileage associated with rescheduling. Tenant will also be responsible for any fees imposed on HPM from sub contractors.

**Suggestions for alternative pet care:** Meet/interview neighbors who may be able to remove pets at short notice. Look into pet daycare drop ins in the area. Ask a friend or family member to take your dog for the day and keep it on their property.

2. Tenant acknowledges that excessive and persistent barking complaints from neighbors is considered a noise/nuisance complaint.

This is considered a violation of the lease and pet agreement. Tenant agrees to take action to remedy immediately. Tenant will be given an agreed upon amount of time to remedy and if it is not able to be fixed, tenant understands they will have to remove the pet from the premises to keep a comfortable living arrangement for all tenants/neighbors.

## **ADDITIONAL GENERAL PET POLICIES FOR ALL PETS**

1. Only the pet(s) listed and described below are authorized under this contract. Pets not approved or listed should not be on the premises. This is for the safety of all tenants.
2. All cats must be neutered or spayed. If it is a kitten, tenant agrees to have these procedures done when the pet is old enough and will provide documentation of such.
3. Pet(s) will not cause: danger, damage, nuisance, noise, health hazard, or soil the apartment, premises, grounds, common areas, walks, parking areas, landscaping or gardens. Tenant agrees to clean up after the pet(s) immediately and agrees to accept full responsibility and liability for any damage, injury, or actions arising from or caused by tenant(s) pet(s).
4. Tenant agrees to register and immunize the pet(s) in accordance with local laws and regulations.
5. Tenant warrants that the pet(s) is housebroken and will take responsibility for any damage caused to the premises from the pet due to soiling, chewing and other behavioral issues immediately when found.
6. Tenant verifies that the pet has no history of causing nuisance, physical harm or damage to persons or property, such as biting, scratching, chewing, persistent barking, etc., and further warrants that the pet(s) has no vicious history or tendencies.
7. Tenant agrees to attend to pet(s) at all times while the pet is outside. Tenant agrees to have pets on leashes at all times.
8. Tenant also agrees to securely bag and properly dispose of pet litter/feces. Odors arising from pet(s) litter will not be tolerated and the pet(s) must be removed from the premises if these issues arise. Cat owners shall have one litterbox for each cat and will keep it clean/fresh.
9. Tenant agrees that any small pet such as rabbit, hedgehog or other rodent or bird/small animal being kept in the home will be kept in appropriate aquarium, cage or kennel to minimize potential damage to premises or escape.

### **DISCIPLINARY ACTION AND FINES:**

If pet owners are found to be in violation of any of these policies, a **\$50 fine** will be added to your tenant ledger for each occurrence and you will be notified.

Depending on the violation, you may be asked to remove the pet from the premises completely or you may be given the fine(s) and one warning.

Multiple offenses of ignoring these policies could result in a lease termination.

If you are found to be in violation and the pet is ordered to be removed no refunds will be given for pet rents paid.

PLEASE REMEMBER: Someone somewhere along the way was not a good pet owner, causing these rules to become mainstream for most apartment complexes that allow pets. This is also why many do not allow pets at all.

Dog complaints are one of our most common complaints, be it barking, dog waste not being picked up or dogs running loose. The time we spend dealing with these complaints is what can cause many owners to choose not to allow pets at all. As always, we suggest tenants attempt to communicate with each other if you find that someone's pet is disturbing you. Please do so courteously and with respect.

4/16/24