

PET Policy and Rules
Revision September 2010

The following are the policies and rules for all household pets located on the property known as _____ whose address is _____.

1. At no time will the property owner approve of or allow exotic pets such as snakes, monkeys, game pets etc. to be housed on the property.
2. A \$250 refundable deposit and written consent from the management is required prior to any pet coming onto the property. This amount may be paid in installments of \$10.00 per month until paid in full. The refundable deposit will be used to cure any damages, do preventative management of pests and other functions associated with pets and pet ownership. The remaining balance will be refunded upon vacating the premises or when the pet has been removed from the property. Any outstanding balance of charges caused by damage or preventative activities will be paid upon removal of the pet
3. All pets must be on a leash when not in the owner's apartment. Pet owner (s) must have their animal under physical control (on a leash not to extend 36 inches (3 feet) in length, caged, or physically held during all times that the animal is outside the apartment, in a common area. No pet is to be placed on a stake leash.
4. No more than (1) pet per apartment will be permitted and limited to breeds weighing less than 30lb and 24 inches in height.
5. No pet sitting is allowed on the property
6. Pit bulls, Rottweiler, German Sheppard's, or Doberman and other breeds commonly considered to be vicious are not permitted as pets. It is exclusively within management's descission to determine what constitutes a vicious breed of animal. Nor are any ferial animals allowed on the premises. No pets that are considered to be exotic or customarily considered to be farm animals permitted as pets.
7. All pet owners are required to clean up after their pets at all times. This includes, but is not limited to, clean up of the apartment, all common areas and designated exercise area. Should a pet owner(s) fail to clean up after their animal, Management will charge a fee of \$5.00 per occurrence to the pet owner(s) for animal clean-up performed by staff.
8. Cat owners must dispose of litter box waste at least once each day and place it in a proper container to be placed in the dumpsters provided.
9. All pet owners must walk their pets on the provided areas.
10. A photo of the pet must be provided by the pet owner to management with a detailed description in writing of the pet. It must include a description of the breed, name of the pet, color, date of birth or approximate age, height and weight of each pet.
11. The owner agrees to care for and maintain the pet in such a manner as to not interfere with the quiet enjoyment or other residents.
12. The owner agrees to have the pet spayed or neutered before being admitted to the property and the pet must be inoculated in accordance with city, township, county and state rules and a copy of the record will be provided for the files.
13. Any damage or loss caused to the property or others living on the property are the responsibility of the pet owner.
14. Pet owner will provide management with the name, address and telephone number of a responsible party who will take responsibility for the pet if the owner can no longer provide care.
15. Pet owners must register their pets with the project owner/manager before the pet is brought on premises and **must update their registration annually.**

By signing these Pet Rules, the Resident(s) agree(s) to all of the foregoing. Violation of the above rules constitutes a material and substantial breach of the lease agreement and may be grounds for immediate removal of the pet and/or eviction from the premises.

Pet Owner

Date

Agent for the owner

Date

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_____ I _____ acknowledge receipt of the Pet Policy and Rules and agree and understand that these are a component of my lease agreement. I agree to abide by the rules set forth in the Pet Policy and Rules.

_____ I _____ currently **DO NOT** have a pet and am acknowledging having been given information regarding pet ownership.

My Signature _____ Date _____

Apartment Number _____ Landlord Signature _____