

Animal / Pet Policy - Agreement

We understand animals are companions for many people and considered part of the family most times. Because of this belief we try our best to accommodate tenants with animals. Animals that are not properly cared for, trained, or attended on a regular basis will cause damage to their surroundings. For that reason, tenants must agree to the following terms & conditions in order for the Owner/Manager to allow the below listed animal(s) on the premises:

Initial

- 1) There is a 2 animal limit (excludes aquariums) per unit. (Special circumstances considered.)
- 2) No birds, ferrets, monkeys, or un-caged rodents. All other animals not addressed here need to be considered on a case by case basis.
- 3) Animal(s) may not cause any sort of nuisance or disturbance to neighbors. Management may request a demonstration to show animal(s) are under tenant control.
- 4) Tenants will immediately report to Owner/Manager any damage by animal(s) to persons or property.
- 5) All animal waste must be removed from the entire premises at least weekly. No animal waste, especially cat litter waste, may be flushed down toilets.
- 6) Tenants will pay for **all** damage caused by animals or the animal's habitat. Damages may include carpet, flooring, screening, blinds, fencing, lawn, wood trim, or door replacement. This is not an all inclusive list, but a brief example of some damages a animal may cause.
- 7) Tenant swears the below animal(s) have not previously damaged persons or property or have any vicious behaviors.
- 8) *(If checked)* Tenant must provide proof of liability insurance covering the animal(s) and make the Owner/Manager co-insured to receive notice of policy status.
- 9) *(If checked)* animals must be spayed or neutered.
- 10) *(If checked)* animals must be licensed in the County or City of residence *(If applicable)*.
- 11) Tenants may not add or replace a animal without written consent from Owner/Manager.
- 12) Tenants may not have "visiting" overnight animals without prior written consent from Owner/Manager.
- 13) Failure to comply with the terms of this agreement shall give the Owner/Manager the right to revoke permission to keep the animal(s).

Additional Security Deposit for pet(s): \$ 200.00

Additional Rent per Month for keeping pet: \$ 25.00

Description of animal(s):

1) Type/Breed _____ Size _____ Age _____ Weight _____ Color _____
 Name _____ License # _____ Spayed/Neutered (Circle one)

2) Type/Breed _____ Size _____ Age _____ Weight _____ Color _____
 Name _____ License # _____ Spayed/Neutered (Circle one)

Comments _____

 Tenant Signature Date Tenant Signature Date

 Unit Address keeping animal(s)

 Owner/Manager Date