

## PET POLICY

### PET AGREEMENT:

Resident shall not keep any animal or pet in or around the rental premises without Landlord's prior written approval and a Pet Addendum attached and made a part of the lease agreement. No unauthorized animals may reside temporarily or permanently on the premises.

### PET RESTRICTIONS:

Residents shall adhere to the following pet restrictions:

1. Pets shall be defined as dogs or cats only; no additional animals shall be permitted.
2. No more than one (1) pet may be kept at the property.
3. The pet's individual weight shall not exceed forty (40) pounds. Weight shall be calculated based on the estimated full maturity of the breed.

### PET FEES, PET RENT AND DEPOSITS:

Residents shall pay a one-time, non-refundable Pet Fee of **\$300.00** prior to the pet's occupancy. The Pet Fee is in addition to Pet Rent of **\$25.00** per month and the Security Deposit in the lease for the purpose of additional cleaning required for re-leasing of the property. This Pet Fee is not refundable, even if the pet is removed prior to lease end.

### PET RULES:

Resident agrees as follows:

1. To keep the pet from causing any annoyance or discomfort to others and to immediately remedy any complaints concerning the pet.
2. To comply with all applicable statutes, ordinances, restrictions, owners' association rules and other enforceable regulations regarding any pet.
3. To ensure pet shall not create any conflict or disturbance with others and will not threaten any physical harm to anyone.
4. To keep all vaccinations current.
5. To keep the pet under control at all times and confined by fence, leash or cage when outside the home
6. To promptly remove any pet waste from the Property, including all living areas, garages, storage areas, yards, porches, patios, courtyards, decks.  
\*Failure to remove pet waste will result in **\$25.00** fine per occurrence.
7. To keep the pet from damaging any property belonging to the Landlord or others.
8. To control flea infestation and will exterminate if necessary, and upon demand, in any and all areas affected with full cost to be paid by resident.

### ACCESS:

Resident must remove or confine any pet at any time that pet is likely to limit or prohibit Landlord or other persons access to Premises as permitted by the lease.

### LIABILITY & INSURANCE:

Resident agrees that Landlord will not be responsible for the injury, harm, or death of the animal, and agrees to hold Landlord harmless for any damages suffered as a result of any harm caused on the animal or by the animal upon another person, guest or employee. Resident shall be responsible for the entire amount of all damages caused by the pet as well as the entire amount of any injury to individuals or property. Resident is encouraged to obtain a Pet Liability Policy that can be added as a rider to most renter insurance policies.

### CHANGES:

1. Landlord reserves the right to make changes to the **PET POLICY** as long as 30-day notice is given.
2. Landlord reserves the right to cancel this agreement at its sole discretion. Cancellation of this agreement shall in no way nullify the Lease Agreement.