

Pet/Animal Policy

For Properties Owned and Operated by MPSD Properties LLC

MPSD Properties welcomes pets at select locations* We understand that it can be challenging to rent and be able to keep your pets. This is why we have worked to provide properties that are pet friendly. In this policy, we outline our rules for pets at our properties and your responsibilities as pet owners.

This pet policy is an overview of the liabilities and responsibilities of tenants and their pets as well as a general guideline for pets being housed at select properties owned and operated by MPSD Properties LLC.

There are many animals our tenants consider pets. These can include dogs, cats, fish, and other domestic animals. However, we would like to outline the types of animals that are accepted/not accepted at our properties.

We typically accept the following animals:

- Dogs (We do reserve the right to refuse any aggressive breeds e.g. Pitbull, Cane Corso, Rottweiler etc.)
- Cats (Domestic House Cats only, no exotic or large cats requiring permits or licensing)
- Small reptiles such as non-venomous snakes, turtles, and other non-venomous lizards
- Fish
- Hamster/Gerbil/Guinea Pigs
- Birds such as parrots, finches etc.

The following animals are prohibited at our properties and are not limited to:

- Venomous Snakes, Lizards, Reptiles, Spiders etc.
- Exotic/large Cats
- Ferrets and other rodents.
- Farm animals (Horses, Cows, Swine, Chickens)

These are some general guidelines, and we reserve the right to accept or deny any animal(s) at any time.

All animals are required to be maintained in a humane and healthy manner. Animals must have access to food and water as needed. No tying animals in the yard or on the property. Dog must be

leashed when outdoors or in fenced area. All pet enclosures must be kept clean and always maintained. Litter boxes must be cleaned regularly and dumping of cat litter anywhere on the property is prohibited.

Animals that are displaying outwardly aggressive behavior are not allowed on our properties. The animal's owner is responsible for all damage caused by the animal. Animal owners are solely responsible for animals that attacks or bite other animals or people, including all incurred legal/medical costs. MPSD Properties LLC is not responsible or liable for any damage caused by tenant's animals including legal/medical costs incurred. Failure to maintain control of your animal will result in eviction and/or legal fees/fines/charges. Excessive damage or failure to clean up after your animals will also result in eviction.

The exterior of our properties must be kept neat and orderly as outlined in our property policy. In addition to this you are responsible as the animal's owner, to keep all droppings picked up and the yards clean of animal feces. Any holes dug by animals can create unsightly hazards and are subject to a fine of \$25.00 per hole for the cost to repair/backfill. Other damage to the property such as chewing/scratching etc. shall be repaired or replaced at the tenant's cost. Failure to do so will result in eviction and loss of deposit and possible additional charges.

Animals are also limited in quantity depending on size, breed, type etc. Limitations will be determined on a case-by-case basis. Each animal will require \$25.00/mo. in additional rent. (stipulations apply)

Barking dogs have been an issue and while we know dogs naturally bark occasionally, be mindful of your neighbors and our other tenants. Dogs must be managed to the best of your ability for noise. Dogs left unattended seem to cause the most noise, please be mindful of your dogs and their barking.

Service animals are also welcome. Service animals are exempt from the monthly pet fee. However, service animals must be verifiable to claim exemption. Proof of your animal's registration number and ID is required and must be current.

We are glad to accommodate you and your animals at our properties. We hope that this information is helpful and if you have any questions, please contact us anytime!

I have read and understand the above policy regarding possessing and maintaining my pet(s) at my leased property and I accept all liability and responsibility for my pet(s)

Jane E Doe (Tenant) Signature_____ Date_____

MPSD Properties (Landlord) Signature_____ Date_____

