Standard Pet Policy

* **No Pet(s) Allowed, Even Temporarily**, anywhere in the apartment or apartment community unless Lessor has consented to the pet(s) and the Lessee has signed the Pet Lease Addendum and paid a pet deposit and/or fee. Lessee must advise guests of this policy so they can make other arrangements prior to their visit or secure approval for their pet(s) from the Lessor.
* **A Pet lease must be signed and kept updated for any approved pet.** Lessee responsible to update pet lease and lessee agrees in advance to all regulations set forth in Pet lease agreement.
* **No strays**: Lessee shall not keep or feed stray animals in their apartments or on the grounds of the apartment community. For your own safety and that of others, Lessee must notify Lessor immediately if they notice any stray animals on the grounds. We love animals, but strays can be dangerous.
* **Cleaning Charges**: **If a pet(s) has been in a Lessee’s apartment, even temporarily (*with or without consent of Lessor*), the Lessee may be charged (*in addition to the $599 pet deposit and/or fee*) for de-fleeing, deodorizing, shampooing, and all other applicable charges for damages**.

**Approval of Pet(s) based on the following:**

* A deposit of **$599.00** per pet must be paid, prior to moving in (of which **$599.00** is a non-refundable fee).
* Lessor must meet and approve the pet(s) and take a picture and all records kept for file.
* All shots (including Rabies) are to be kept up to date and your pet **MUST** be legally registered with the City of Hollister.
* Allowed pet(s) are **dogs, cats, fish, and caged birds.**
* All pet(s) must be **UNDER 25 POUNDS** (lbs.).
* **Limit of (2) TWO PETS MAXIMUM.**
* Maximum acceptable Aquarium size is a **20-gallon tank**.

**Restrictions for Approved Pet(s):**

All animals must be kept inside the apartment. Pet(s) are not allowed on the balcony and all pet items must be **kept inside the apartment (*kitty litter, bowls, toys, food, etc.*).**

All animals other than cats and dogs need to be kept in the proper container.

**All animals must be on a leash when outside the apartment**. Pet(s) are not to be walked in hallways, breezeways, laundries, pool area, etc. Pet(s) are restricted from all common areas (*including but not limited to the pool, laundry room, office, playground, recreational areas, etc*.). **You will be charged $25.00 per violation**.

**Noise caused by pet(s) is a violation of your Lease and appropriate action will be taken if applicable.**

 Lessee is required to remove any pet(s) during pest control treatments.

**Disposal of Pet Waste:**

* **All pet waste is the Lessee’s responsibility to clean up**.
* If you walk your dog in the apartment community and do not clean up after your pet(s), you will be charged **$25.00** per violation. **After your third violation you will be asked to remove pet and tenant will be prohibited from having a pet on premises.**
* Cat litter **must be bagged and disposed of in the outside garbage dumpsters** and not in the garbage disposal, toilets, or over the balcony, etc.