



PET POLICY/LEASE

HPI PROPERTIES, LLC / OWS, LLC REQUIRES ALL TENANTS WISHING TO BRING PETS INTO THE COMMUNITY TO READ, UNDERSTAND AND ABIDE BY THE RULES OUTLINED IN THIS PET POLICY/LEASE. THESE POLICIES TAKE INTO ACCOUNT THE NEEDS OF MANAGEMENT, PET OWNING TENANTS AND NON-PET OWNING TENANTS, AS WELL AS THE NEEDS OF THE PETS THEMSELVES. THE INTENT OF THIS POLICY IS TO CREATE A HARMONIOUS CO-EXISTENCE OF ALL IN OUR COMMUNITY LIVING SITUATION BY FOSTERING AN ATTITUDE OF RESPECT, COOPERATION AND CONSIDERATION.

1. PET OWNERS MUST REGISTER THEIR PETS WITH THE PROJECT OWNER/MANAGER BEFORE THE PET IS BROUGHT ON PREMISES AND MUST UPDATE THE REGISTRATION ANNUALLY.
2. ACCEPTABLE PETS INCLUDE A DOMESTICATED ANIMAL, SUCH AS A DOG, CAT, BIRD, RODENT (INCLUDING A RABBIT), FISH OR TURTLE, THAT IS TRADITIONALLY KEPT IN THE HOME. A COMMON HOUSEHOLD PET DOES NOT INCLUDE REPTILES (EXCEPT TURTLES). ALL PETS MUST BE ABLE TO BE RESTRAINED BY LEASH, CARRIER OR CAGE.
3. NO MORE THAN 2 CATS AND/OR DOGS MAY RESIDE IN ONE RENTAL UNIT UNLESS PERMISSION IS GRANTED BY MANAGEMENT.
4. ALL DOGS AND CATS MUST WEAR IDENTIFICATION TAGS THAT INDICATE THE PET'S NAME, OWNER'S NAME, OWNER'S ADDRESS AND TELEPHONE NUMBER.
5. ALL DOGS AND CATS OVER THE AGE OF 6 MONTHS MUST BE SPAYED OR NEUTERED, UNLESS A VETERINARIAN CERTIFIES THAT HEALTH PROBLEMS PREVENT IT. IF THE PET ENTERING THE HOUSING IS UNDER 6 MONTHS OLD, THE PET OWNER AGREES TO HAVE IT SPAYED/NEUTERED (AT APPROXIMATELY 6 MONTHS OF AGE). A MEDICAL RECEIPT FROM A VETERINARIAN IS REQUIRED TO PROVE THE ANIMAL IS SPAYED OR NEUTERED.
6. PETS NEED TO BE INOCULATED IN ACCORDANCE WITH STATE AND LOCAL LAW. ALL PETS MUST RECEIVE PROPER VETERINARY CARE, AND MUST BE UP-TO-DATE ON RABIES AND DISTEMPER VACCINATIONS, WITH A VETERINARIAN'S STATEMENT TO THIS EFFECT PROVIDED TO MANAGEMENT. SUCH VERIFICATION WILL ALSO BE REQUIRED WITH ANNUAL REGISTRATION UPDATE.
7. ALL PETS MUST BE EFFECTIVELY AND APPROPRIATELY RESTRAINED AND UNDER THE CONTROL OF A RESPONSIBLE INDIVIDUAL WHILE ON THE COMMON AREAS OF THE PROPERTY.
8. PETS SHALL NOT BE ALLOWED IN ANY COMMON AREA (INCLUDING BUT NOT LIMITED TO LOBBIES, COMMUNITY ROOMS, HALLS AND LAUNDRY ROOMS) OF THE BUILDING, EXCEPT TO ENTER OR EXIT THE BUILDING.
9. TENANTS ARE RESPONSIBLE FOR KEEPING ALL AREAS WHERE PETS ARE HOUSED CLEAN, SAFE, AND FREE OF PARASITES, INCLUDING FLEAS. DOG OWNERS MUST IMMEDIATELY PICK UP AND DISPOSE OF ALL DOG WASTE DEPOSITED ON THE HOUSING'S STREETS OR GROUNDS. A WASTE REMOVAL PENALTY OF \$25 PER OCCURRENCE WILL BE ASSESSED FOR FAILURE TO COMPLY WITH PET RULES ON WASTE REMOVAL.

10. OWNERS OF CATS AND OTHER PETS USING LITTER BOXES MUST:
 - a. SEPARATE PET WASTE FROM LITTER DAILY, OR
 - b. CHANGE LITTER BOX AT LEAST TWICE EACH WEEK.
 - c. PLACE SOILED LITTER IN TIED, PLASTIC BAGS AND DISPOSED OF IT IN THE GARBAGE FACILITIES.
11. PETS SHALL BE PROPERLY LICENSED IN ACCORDANCE WITH APPLICABLE STATE AND CITY ORDINANCES, WITH EVIDENCE OF LICENSING PROVIDED TO MANAGEMENT ANNUALLY.
12. IF DEEMED NECESSARY BY MANAGEMENT, UPON REASONABLE REQUEST, PETS SHALL BE TEMPORARILY REMOVED FROM THE HOUSING FOR PURPOSES TO INCLUDE, BUT NOT LIMITED TO, DELIVERY OF MAINTENANCE REPAIR SERVICES, EXTERMINATION SERVICES AND PREVENTATIVE MAINTENANCE/HOUSEKEEPING INSPECTION.
13. NO PET IS TO BE LEFT UNATTENDED IN A TENANT'S UNIT FOR A PERIOD LONGER THAN THAT WHICH IS APPROPRIATE IN LIGHT OF THE NEEDS OF THE PET. IN GENERAL, DOGS SHOULD NOT BE LEFT UNATTENDED FOR MORE THAN 9 HOURS, AND OTHER PETS FOR MORE THAN 24 HOURS, ON A REGULAR BASIS. WHEN MANAGEMENT HAS REASONABLE CAUSE TO BELIEVE A PET HAS BEEN LEFT UNATTENDED FOR AN EXTENDED PERIOD OF TIME, MANAGEMENT WILL ATTEMPT TO CONTACT THE TENANT OR THE EMERGENCY PET CARETAKERS (LISTED BELOW) TO REMEDY THE SITUATION. IF THE EMERGENCY PET CARETAKERS ARE UNWILLING OR UNABLE TO ASSUME RESPONSIBILITY FOR THE PET AND THERE ARE NO STATE OR LOCAL AUTHORITIES AUTHORIZED TO REMOVE THE PET, MANAGEMENT MAY ENTER THE TENANT'S UNIT AND MAKE ANY NECESSARY ARRANGEMENTS FOR THE PET'S CARE. INCLUDING REMOVING THE PET AND PLACING IT IN A FACILITY THAT WILL PROVIDE CARE AND SHELTER FOR A PERIOD NOT TO EXCEED 30 DAYS. ANY COSTS INCURRED ARE THE RESPONSIBILITY OF THE PET OWNER.
14. ALL COMPLAINTS ABOUT PETS MUST BE IN WRITING, AND WILL BE REVIEWED BY MANAGEMENT. A MEETING MAY BE HELD BY MANAGEMENT, WITH THE COMPLAINANT AND THE PET OWNER TO CLARIFY THE SITUATION, AND ATTEMPT TO RESOLVE IT.
15. TENANTS ARE RESPONSIBLE FOR ENSURING THAT THEIR PETS DO NOT DISTURB OR ANNOY OTHER TENANTS OR NEIGHBORS. TENANTS WHO'S PET(S) ARE DETERMINED BY MANAGEMENT TO BE DISTURBING OTHERS MUST REMEDY THE SITUATION IMMEDIATELY. A TENANT WHO FAILS TO REMEDY THE SITUATION AFTER 3 WARNING(S) WILL RECEIVE A 30-DAY NOTICE TO REMOVE THE PET, EXCEPT IN THE CASE OF A SERIOUS PROBLEM, E.G. A VICIOUS DOG, WHEREBY THE LENGTH OF TIME MAY BE SHORTENED IN THE INTEREST OF PUBLIC SAFETY. IF THE TENANT FAILS TO REMOVE THE PET, THE TENANT WILL BE CONSIDERED IN BREACH OF THEIR LEASE AGREEMENT AND MAY BE REQUIRED TO VACATE THE PREMISES.
16. TENANTS ARE RESPONSIBLE FOR DAMAGES OR INJURIES CAUSED BY THEIR PETS.
17. EACH TENANT WHO WISHES TO KEEP A DOG OR CAT MUST PAY A **\$300.00** PET DEPOSIT. THE PET DEPOSIT IS NON-REFUNDABLE. THE TENANT UNDERSTANDS IF DAMAGES CAUSED BY THE PET EXCEED THE AMOUNT OF THE PET DEPOSIT, THE TENANT IS RESPONSIBLE FOR THE TOTAL AMOUNT OF DAMAGE CAUSED BY THE PET. AN ADDITIONAL PET FEE OF **\$30.00** A MONTH WILL BE ADDED TO MONTHLY RENT. ADDITIONAL DEPOSITS MAY BE REQUIRED AT THE FULL DISCRETION OF MANAGEMENT.
18. THIS POLICY/LEASE SHALL BE INCORPORATED AS PART OF THE TENANTS LEASE.
19. THE OWNER/AGENT IS REQUIRED TO GIVE A TENANT OR APPLICANT WRITTEN NOTICE PROVIDING AN EXPLANATION FOR THE DENIAL IF THEY REFUSE TO REGISTER A PET.

20. PROVIDE THE FOLLOWING INFORMATION:

- a. TYPE OF PET/BREED: _____
- b. NAME: _____
- c. AGE: _____
- d. COLOR: _____
- e. WEIGHT: _____

21. ATTACH EVIDENCE OF THE FOLLOWING, IN THE FORM OF A RECEIPT OR OTHER WRITTEN VERIFICATION, FROM THE VETERINARIAN:

- a. ___ LICENSE: TAG NUMBER # _____ EXP. DATE: _____
- b. ___ EVIDENCE OF RABIES VACCINE: TAG NUMBER # _____ EXP. DATE: _____
- c. ___ EVIDENCE OF DISTEMPER VACCINE: EXP. DATE: _____
- d. ___ EVIDENCE OF SPAY/NEUTER

22. PROVIDE THE FOLLOWING INFORMATION AND PROMPTLY NOTIFY MANAGEMENT IN WRITING OF ANY CHANGES. MANAGEMENT RESERVES THE RIGHT TO NOTIFY THE VETERINARIAN AND/OR EMERGENCY PET CARETAKERS THAT THEY HAVE BEEN DESIGNATED AS SUCH AND TO VERIFY THEIR WILLINGNESS TO ACT AS SUCH.

VETERINARIAN:

NAME: _____

ADDRESS: _____

PHONE : _____

EMERGENCY PET CARETAKER #1:

NAME: _____

PHONE: (H) _____ (W) _____

EMERGENCY PET CARETAKER #2:

NAME: _____

PHONE: (H) _____ (W) _____

I HAVE READ, UNDERSTAND AND AGREE TO ABIDE BY THE TERMS OF THIS PET POLICY/LEASE, AN ATTACHMENT TO THE LEASE AGREEMENT

TENANT NAME (PRINTED) _____

TENANT SIGNATURE _____ DATE _____

MANAGEMENT SIGNATURE _____ DATE _____