JMR Properties Pet Policy Rider

**JMR PROPERTES does allow some pets in some of its locations and with permission of the Landlord.**

* **Dog(s) may be permitted at any of our locations, but only with approval by Landlord and pursuant to all other stipulations within this Pet Policy Rider and Lease. No dog(s) are permitted in/at any of our properties within shared units where Tenants are leased on an individual basis and common areas are shared without additional approval by Landlord and additional paperwork signed by all parties of such shared unit.**
* **Cat(s) may be permitted at any of our locations, but only with approval by Landlord and pursuant to all other stipulations within this Pet Policy Rider and Lease. No cat(s) are permitted in/at any of our properties within shared units where Tenants are leased on an individual basis and common areas are shared without additional approval by Landlord and additional paperwork signed by all parties of such shared unit.**
* **No other types of animals/pets are permitted under any circumstances. This includes, but is not limited to, fish, birds, rodents, pigs, ferrets, rabbits, rats, snakes, aquarium animals, etc.**

**Should Landlord permit a dog(s), or cat(s), the following stipulations will apply -**

**A one-time non-refundable pet fee of $500.00 is due on or before the commencement of the Lease, and again on the renewal date should a renewal of the Lease occur for one or more additional terms. This fee is for each pet approved by the Landlord with a maximum of two pets during any lease term.**

**For dogs and cats:**

**All animals must be licensed as per the regulations of the city in which the property is located and proof of said license must be provided to Landlord upon request. All animals must have proof of all appropriate shots and vaccines from a local veterinarian hospital.  Please check with the appropriate city before you decide to ask permission for a pet and know your responsibilities and the local laws. Failure to produce proof of applicable license(s) or vaccines to Landlord will put Tenant in breach of Lease.**

**Should Tenant ask for and receive Landlord’s approval to bring a pet into their unit at any point after the commencement of their Lease, a one-time non-refundable fee of $500.00 per pet, per Lease term, shall be due to Landlord within five business days of Landlord’s approval. The above permission requirements and Landlord’s approval along with legitimate paperwork and monies due also applies to service animals.**

**If Landlord approves of a dog, Tenant is responsible to walk dog(s) and clean up immediately after dog(s) during each walking. No dog poop shall be left on the property at any point. Dog poop shall be disposed of in a sanitary manner in proper trash bags and receptacles so as not to create any odor in receptacles. Dog must be leashed at all times outside of unit. Dog must be neutered. Dog must not cause any disturbance to any other housemates or neighboring properties in any way either by noise or by encroachment of property, etc. All proactive precautions to protect the flooring under and around feeding dishes must be taken and all appropriate measures must be taken to protect Landlord's property from damage by the pet(s).**

**If Landlord approves of an indoor cat for a Tenant where the Tenant is leasing a bedroom in a shared unit, and/or within a shared house, the cat must remain in the Tenant's bedroom within their unit, and under no circumstances be allowed in any common areas of the unit, or of the house. If Landlord approves of an indoor cat for a Tenant where the Tenant is leasing a unit in a shared house, the cat must remain in the Tenant’s unit, and under no circumstances be allowed into any other common areas of the house. The litter box must be emptied and cleaned at regular intervals so no litter box odor is noticeable to other roommates or housemates. Litter must be disposed of in a sanitary manner in proper trash bags and receptacles so as not to cause any odor in receptacles. All proactive precautions to protect the flooring under and around feeding dishes and litter box must be taken and all appropriate measures must be taken to protect Landlord's property from damage by the pet(s). No outdoor cat(s) are permitted.**

**If Landlord approves of a dog(s) or cat(s), the pet(s) animal(s) must have a crate(s) that is/are kept inside of Tenant’s unit. This/these crate(s) must be used to restrain the pet(s) for the safety of the Landlord and/or the Landlord's guests when they enter the apartment.**

**Animals - Identification. Independent of the Tenant’s obligation not to have any pets without the Landlord’s written consent, the Tenant also has the obligation to furnish the Landlord with two (2) photographs of all animals in the Tenant’s possession.
The photographs shall be taken within seven (7) days after the Tenant’s acquisition of an animal or within seven (7) days after the Tenant moves into the Apartment, whichever is later. One such photograph shall be of the animal’s face and the other photograph shall be of the animals’ full body as seen from the side. Together with the photographs, the Tenant shall give to the Landlord a statement setting forth the animal’s species, age, weight, breed, if any, and colors. The Tenant’s full compliance with this paragraph marked “Animals – Identification” shall be considered to be a substantial obligation of the Tenant under this Lease independent of all other obligations of this Lease. Nothing in the paragraph marked “Animals – Identification” shall be understood to waive any other right of the Landlord under this Lease.**

**Service animals are permitted as required by law, but subject to the above policy.**

**Updated 6/3/2024**