



## PET POLICY AGREEMENT

1. All tenants must acknowledge that only domesticated cats and dogs will be allowed to live within approved units under the management of Kress Properties without being confined to a cage or other domicile at all times. All pets must comply with the following rules and regulations pertaining to that pet. \_\_\_\_\_ Initial(s)
  
2. A fine of \$150.00 will be imposed for each pet that is brought and kept in a unit, whether visiting or living with tenant(s), without prior management approval. An additional \$75 per day will be assessed to the tenant for each day the pet had been residing in the unit. **This fine will be in addition to the pet deposit if the resident chooses to register the pet and Kress Properties chooses to approve it.**
  
3. We are very welcome to pets and do not expect you to have them at the time of move in. In the event that the resident wants to get a pet the following must be completed and turned into the office prior to the pet being brought onto any of the properties under Kress Properties management:
  - a) A completed Pet Application (from our office) with current vet records
  - b) A one time, non-refundable pet fee of \$200
  
4. Permission to keep a pet is granted by the landlord's sole discretion and is subject to the adherence of the Tenant(s) to all aspects of this pet policy. This permission may be revoked at any time if the Tenant(s) violate the terms of the pet policy. As a pet owner, the Tenant(s) agree to comply with the following rules and regulations regarding their pet:
  - a) A monthly pet rent fee of \$ 15 per pet
  - b) Pet restrictions include the following three breeds: No Dobermans, Pit bulls, or Rottweilers.
  - c) We have a 2 pet maximum limit
  - d) All fish tanks are to be smaller than or equal to 20 gallons
  - e) Pets must receive proper veterinary care, including all appropriate inoculations as required by state and local laws.
  - f) All pets must be confined to the Tenant(s) unit, and may not be allowed to roam free. A pet may not be tied or left unattended in any common area, patio, or balcony. When outdoors, pets are to be carried or restrained either by leash or animal carrier.
  - g) All Tenant(s) who walk their pet are responsible for immediately cleaning up after their animals, and disposing of it in the proper receptacle. Any resident found not cleaning up after his or her pet will be charged a \$25.00 fine, for each instance.
  - h) Cat litter must be placed in a garbage bag and disposed of in the dumpster; litter may not be disposed of in toilets.



- i) No pet shall be allowed to become a nuisance or create any unreasonable disturbance. This includes but is not limited to: personal injury or property damage, continuous noise for a period of ten (10) minutes or intermittently for one (1) hour, and aggressive or vicious behavior.
  - j) Kress Properties reserves the right to inspect the unit (with proper advanced written notice) to determine if there may be damage from the pet. If damage is found, the resident will be given notice to repair the problem within 14 days or Kress Properties will bill the Tenant(s) for the damages.
5. If management has a need to enter the unit, and if proper (24 hour) notice is given, the resident agrees to have their pet properly restrained. This includes but is not limited to the following situations: inspections given by management, maintenance repairs, and showings to prospective tenants.
6. In the event that the Tenant(s) fail to comply with this Pet Policy Agreement or the pet is determined to be a nuisance or a danger to the housing community and its residents the Landlord may, at its option, deliver a written notice to the tenant stating the written acts of omission constituting the breach. This notice will specify that the tenant must vacate the premises on a date not less than thirty (30) days after the tenant's receipt of such a notice if the breach is not remedied within fourteen (14) days after the tenants receipt of such a notice. The tenant will continue to be liable for the lease obligations until the earlier of either the expiration of lease term or when another party can rent the premises.
7. Residents are responsible for visiting pets, which are subject to the same restrictions, deposits, and fees as resident pets. No pets of guests can stay in the unit without the prior written approval of management.

By my/our signature(s) below I have read and understood the above pet policy agreement.

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Date Signed