



### Minimum Pet Qualifications and Rules

1. Large breeds are classified as over 30 lbs. Small breeds are 30 lbs. And under.
2. Large breeds must be over 5 years of age.
3. Small breeds must be over 2 years of age.
4. Female cats must be fixed and declawed or fixed and outdoor only. **NO MALE CATS.**

Certain breeds of dogs must be approved by the Owner regardless of age and carry an extra liability policy naming the Property Owner and Fortunes Property Management Real Estate as added insured parties. These breeds are as listed, but not limited to: Pit Bull, German Shepherd, Rottweiler, Doberman and Chow.

Tenants shall ensure that all pet(s) are well behaved and shall not allow the pet(s) to disturb any other residents or neighbors.

Tenants are to ensure the pet(s) cause no damage to the property. Tenants agrees the pet(s) shall only be walked on a leash and only in areas so designated by the Property Owner/Landlord, Fortunes Property Management and the homeowners association, if one exists.

Tenants will be responsible for any and all damages caused by the pet(s) on the property or in the community and will indemnify and hold harmless the Property Owner and Fortunes Property Management for, from and against any and all claims arising because of the pet(s).

Tenants agrees that the pet(s) will be licensed in accordance with all applicable governmental provisions.

Property Owner/Landlord and/or Management reserve the right to require Tenants to immediately remove the pet(s) at any time upon any violation of Tenant of these rules.

\_\_\_\_\_  
Landlord/Manager

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Tenant