

PET POLICY

STATEMENT OF VALUES

The management of this home wants to encourage tenants to value and enjoy this home as they would their own home. In keeping with this philosophy and after careful consideration, we have decided to adopt a limited pet policy that will allow tenants committed to responsible pet ownership to have a pet. The pet policy is designed to protect both pet owners and non-pet owners and to ensure that the animals themselves receive responsible care. By signing this pet policy, the tenant agrees to abide by the terms of this agreement. Failure to adhere to the terms of this agreement will initiate a proceeding to terminate the tenancy of the tenant and subsequent eviction from the premises.

PET POLICY

1. Permission to keep a pet is granted at the management's sole discretion and is subject to the tenant's strict adherence to all aspects of this pet policy. Any tenant who wishes to keep a pet will first obtain management's approval and sign a pet agreement.

Tenant's initials here indicated that the above paragraph is understood and agreed to: _____

2. Only common household pets will be allowed. These include dogs, cats, fish, birds, rabbits and rodents, such as guinea pigs and hamsters, kept as companion animals. No tenants will be allowed to keep more than _____ cats and/or dogs. Requests to keep more than one pet of any other species will be approved at the management's discretion.

Tenant's initials here indicated that the above paragraph is understood and agreed to: _____

3. In making a decision on whether to approve a tenant's request to keep a dog, management will take into account the dog's temperament and the arrangements the tenant has made for training and exercising the dog.

Tenant's initials here indicated that the above paragraph is understood and agreed to: _____

4. Dogs going in and out of the home must be on a leash and under the tenant's control at all times. At no time, shall the dog be allowed off the leash within the neighborhood.

Tenant's initials here indicated that the above paragraph is understood and agreed to: _____

5. 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, in a sanitary manner, all dog waste deposited on the street or grounds.

Tenant's initials here indicated that the above paragraph is understood and agreed to: _____

6. All adult dogs and cats must be spayed or neutered, unless a veterinarian certifies that health problems prevent the dog or cat from being spayed or neutered. All pets must receive proper veterinary care, including all appropriate shots. All pets must also be maintained in accordance with applicable state and local laws. Dogs and cats must wear identification tags at all times.

Tenant's initials here indicated that the above paragraph is understood and agreed to: _____

7. No pet is to be left alone for a period longer than that which is appropriate in light of the needs of the individual pet. It is understood that this period may vary depending on the pet in question. When management has reasonable cause to believe a pet is alone in a home and either that pet is creating a disturbance or any other emergency situation that appears to exist with respect to that pet. Management will attempt to contact the tenant to remedy the situation. If management is unable to contact the tenant within a reasonable period, management may enter the tenant's home and make any necessary arrangements for the pet's care, including removing the pet and placing it in a temporary home, such as a boarding kennel. Any costs incurred will be deducted from the tenant's deposit. (See 9., below)

Tenant's initials here indicated that the above paragraph is understood and agreed to: _____

8. Tenants are responsible for ensuring that their pets do not disturb or annoy other neighbors. Tenants whose pet(s) are determined by management to be disturbing others must remedy the situation immediately. A tenant who fails to remedy the situation after _____ warning(s) will receive a 30-day notice to remove the pet from the premises. If the tenant fails to remove the pet, the tenant will be considered in breach of the tenant's lease and may be required to vacate the premises.

Tenant's initials here indicated that the above paragraph is understood and agreed to: _____

9. Tenants are responsible for and must pay for all damages or injuries caused by their pets. In addition, each tenant who wishes to keep a pet must pay a \$_____ pet deposit upon signing this pet agreement. If the cost of repairing any damages caused by the pet exceeds the pet deposit, management may use funds from the tenant's regular security deposit to cover the excess.

Tenant's initials here indicated that the above paragraph is understood and agreed to: _____

10. The pet deposit is NOT refundable.

Tenant's initials here indicated that the above paragraph is understood and agreed to: _____

I have read, understand and agree to the above pet policy in its entirety. I especially understand that failure to adhere to the terms of the agreement in its entirety will result in the termination of my tenancy of the premises.

Tenant

Date

Tenant

Date