

PET POLICY ADDENDUM

*Please note, this list may be modified by management at any time.

OWNER’S RESPONSIBILITIES:

- All pets must be registered with the Leasing Office. Owners are required to bring in their pet to have it photographed or provide a color photograph. We also require all pet owners to complete a pet addendum. Residents with unauthorized pets will be fined.
- All pet waste must be disposed of in the dumpsters immediately. Residents who fail to pick up after their pets may face fines, removal of pet or lease termination.
- No animal offspring are allowed. All cats must be spayed or neutered. If not declawed, an additional refundable pet deposit of **\$150.00** must be paid. Documentation from a licensed veterinarian is required.

LIABILITY:

The additional monthly rent and additional pet fee under this Pet Addendum do not limit residents’ liability for property damages, cleaning, deodorization, defleaing, replacements, or personal injuries.

FEES:

- You must pay a onetime non-refundable pet fee of **\$150.00** per pet.
- You must pay an additional refundable pet fee of **\$150.00** per cat if your cat(s) is not declawed.
- You must pay **\$35.00** per month per pet in addition to your current rent charges.
- If a pet is not registered and discovered in your home, you will be charged a **\$300.00** fee each time it is detected.

CONDITIONS:

- If at any time the Animal Rules are broken, the lease holder(s) are held solely responsible. This may be cause for termination of the lease contract and or removal of the animal in question.
- No more than **Two Pets** per household and neither pet may exceed **60lbs** per household.

ANIMAL RULES:

- The animal must not disturb the neighbors or other residents, regardless of whether the animal is inside or outside the dwelling.
- Dogs and cats must be housebroken. All other animals must be caged at all times.
- When outside of the home, all pets must be leashed or otherwise restrained.
- Animals may not be tied to any fixed object anywhere outside the dwelling units.
- Pet waste must be immediately retrieved by the resident. Any failure to do so is cause for a **\$35.00** fine.
- Only registered are pets allowed in the home. If you plan to babysit a pet, please register the pet, otherwise you will be subject to a **\$300.00** fine.

BREED RESTRICTIONS

The following breeds are not permitted on the property:

Rottweilers, Doberman Pinschers, Chow Chows, Cane Corsos, Bull Mastiffs Akitas, Staffordshire Bull Terriers or any mix of these breeds.

FORBIDDEN ANIMALS

The following pets are not permitted on the premises: Ferrets, Mice, Rats, Venomous Animals, or Farm Animals.

Dogs are not permitted at Tudor Village, Evergreen, Trilby Place, and Maplehurst Apartments.

Lessee Date

Address: _____

Lessee Date