

PET POLICY

The Pet Policy is designed to protect pet owners and non-pet owners, and to ensure that the animals receive responsible care. This policy applies to all pets kept in the building and will be strictly enforced.

1. Approval: Permission to keep a pet is granted at management's sole discretion and is subject to the resident's adherence to the Pet Policy. Any resident who wishes to keep a pet must first:
 - obtain management's approval
 - sign a Pet Addendum
 - provide required Veterinarian Record Verification
 - pay a pet deposit
 - submit current photo of pet

Failure to comply with these steps will result in a \$150 fine per month of violation or a possible termination of your lease.

2. Deposit: The pet deposit is \$250. \$100 of the deposit is non-refundable. The remainder of the deposit will be returned within 30 days of the lease expiration date, less any damages, etc.
3. Requirements:
 - Residents are limited to 1 dog or 2 cats. The number of permitted caged animals is determined at management's sole and absolute discretion.
 - Only common household pets used as companions will be allowed.
 - Pets should be at least 9 months old and not exceed an adult weight of 35 pounds, unless otherwise permitted by the property owner and / or agent prior written consent, which consent may be withheld in their sole and absolute discretion.
 - Dogs and cats must be spayed or neutered and wear identification tags at all times.
 - All pets must receive proper veterinary care, including all appropriate inoculations.
 - Pets should be well groomed, exercised according to needs, and maintained in accordance with applicable state and local laws.
 - All pets shall be on a leash at all times while outside the apartment home.
 - Resident agrees to pick up all pet droppings daily and place them in a secured plastic bag for disposal.
4. Restrictions: Ferrets, Dobermans, Pit bulls, Rottweilers, Chows, or anything venomous will not be allowed. Requests to keep out any other species will be at the management's sole and absolute discretion.
5. Visitors' pets are not allowed, regardless of size or circumstance.
6. Disturbance: Residents are responsible for ensuring that their pets do not disturb or annoy other residents. Residents whose pet(s) are determined by management to be disturbing others must remedy the situation immediately. If the resident fails to do so after warnings by management, the resident will receive a 10-day notice to remove the pet from the premises. If the pet is not removed, the resident will be considered in breach of his/her lease and eviction proceedings may begin.
7. Abandonment: Pets are not to be left alone in a resident's apartment on a regular basis or for a period longer than which is appropriate given the needs of the individual pet. Given reasonable cause, the landlord will contact the resident if the pet appears to be left alone, to be causing a disturbance, or any other emergency situation that appears to exist with respect to the pet.
8. Containment: Proper containment of an animal will be necessary for all maintenance service calls and showings. Residents will be charged for service if technicians or landlord's agents are unable to enter due to an unconfined pet.