

PET POLICY

We are a pet friendly community. The Tenant agrees to the following conditions:

1. \$300.00 paid by Tenant as a Pet Fee. Tenant understands that at no time will Landlord refund the Pet Fee, even if Tenant removes the pet, or the pet vacates the property for any reason.
2. Tenant agrees to a \$10.00 monthly pet rent.
3. Tenants are allowed up to two pets (50 lbs. limitation) per apartment.
4. Tenant must provide proof that any cat or dog permitted is spayed or neutered and has current vaccinations.
5. While Service/Assistance/Companion animals are not considered pets, a completed Service/Assistive/Companion Animal Agreement must be signed by Tenant and Landlord.
6. Pets that move in after the lease is signed will need to be added to the lease with the same requirements as stated in the lease.
7. If unit has carpet, Tenant understands they will be responsible for professional carpet cleaning at Tenant's expense during and after vacancy due to the occupancy of a pet on the Premises. Tenant also agrees that they will have carpets flea-treated, cleaned, and deodorized by a professional carpet cleaning company approved by Landlord upon vacating. Documentation must be turned over to Landlord as proof of compliance.
8. Tenant is to keep only the animals specifically listed below, and CANNOT substitute any other animal/pet without permission of the Landlord. No other pet(s) or offspring, not even for temporary care, will be permitted without the Landlord's permission.
9. Tenant cannot "babysit" or do any caretaking of any animal, bird or pets of any nature, for another party on the Premises for any friend, relative or acquaintance at any time without Landlord permission.
10. Tenant agrees to keep their pets under control at all times, and abide by the County or City codes pertaining to animals, and Tenant agrees to keep their pet restrained when it is outside of the dwelling.
11. Tenant agrees to dispose of all pet feces properly and promptly.
12. The Tenant shall not allow the pet to cause any damage to the Premises, nor allow the pet to cause any discomfort, annoyance, or nuisance to any other Tenant on the Premises or any neighboring properties (i.e. barking, growling, chasing, running free, etc.). Tenant will immediately remedy any complaints made through the Landlord.
13. Tenant agrees to follow all rules and regulations as set forth by the Community Rules & Regulations and it is the Tenant's responsibility to determine what rules may apply to the Tenant.
14. Tenant guarantees to Landlord that the pet(s) listed above have received the appropriate vaccinations required by governing agencies including, but not limited to, the County, City, or State.
15. Landlord reserves the right to revoke permission to keep the pet should the Tenant break this agreement.
16. Tenant agrees to remove the pet if there is any incident or report of violent behavior of the pet(s).
17. Tenant agrees to indemnify, defend, and hold Landlord harmless from all claims, actions, suites, judgments, and demands brought by another party due to any activity or damage caused by the Tenant's pet.
18. In any action or proceeding arising out of this agreement, the prevailing party shall be entitled to reasonable attorney's fees and costs.
19. Tenant agrees to arrange for pet care when maintenance or other employees need to enter the Premises.

TYPE	AGE	BREED	NAME	WEIGHT	COLOR

Tenant(s) Signature

Date

Landlord Signature

Date