

Pet Policy

Rules and Regulations for Keeping of Household Pets

Type and Number of Pets Allowed

I. Allowable Pets

- a) Fish - kept in tanks or aquariums up to 20 gallons with the exception of poisonous or carnivorous fish are not allowed.
- b) Birds - any normally caged bird kept as a pet such as a Canary, Parakeet or Finch.
- c) Cats - must be a common, domestic house cat that has been de-clawed and spayed/neutered.
- d) Dogs- upon approval by mgmt.

II. Prohibited Pets

- a) Guinea Pigs, Hamsters, Rabbits and Gerbils.
- b) Exotic pets such as snakes, monkeys, or game animals are strictly prohibited.
- c) Animals whose primary habitat is the wild (skunk, etc.) are strictly prohibited.
- d) Insects of any kind (spiders).
- e) Reptiles (except turtles)

III. Number of Pets

A maximum of two pets are permissible. A bird cage and/or aquarium are also allowed in addition to a cat or dog.

Care and Maintenance

- a) Cats must have a litter box and be litter trained. The litter box must be cleaned twice weekly.
- b) Birds must be caged when outside residents apartment.
- c) Cats must use flea collars at all times.
- d) Cats will not be permitted to excrete anywhere in the building (other than in a litter box in residents apartment).
- e) All feces will be picked up immediately and disposed of in a plastic bag placed in the designated waste receptacle.
- f) No pet will be tied or left unattended outside of the resident's apartment at any time.
- g) All apartments will be kept free of pet odors and maintained in a sanitary manner.
- h) Pet must be clean, rear claws clipped, and be checked thoroughly for fleas.
- i) Pet must be housebroken.

Registration

- a) Every pet must be registered with the management office. Registration requirements:
 - 1. Proof of inoculations.
 - 2. Identification tags.
 - 3. Proof of spaying/neutering.
 - 4. Proof of de-clawing (cats).
- b) All dogs & cats must wear a valid license (if required by city), vaccination tag and i.d. tag bearing owners name, address, and phone number.
- c) Veterinarian report of overall health and recommendation for involvement in Pet Therapy (within past three months).

Indemnification and Policy Compliance

- a) If a pet poses a nuisance, such as excessive noise which disrupts the peace of the community, or continuing damage to the unit or building (biting, scratching) owner will, at management's request, remove the pet within 7 days.
- b) Violation of these Rules and Regulations will be grounds for termination of the lease.
- c) Resident assumes all risks incident to the care and maintenance of their pet, and shall indemnify and hold harmless The Preserve at Mallard Pond Apartments for any loss, damage or liability which may be sustained as a result of the presence of such pet on the property.
- d) Pet owners agree to reimburse the property for any damages, additional cleanup or refurbishing required as a result of the pet.

Pet Security Deposit

- a) The Pet Security Deposit is \$350 for cats & dogs. If you have a second pet the fee for a second animal is \$150. You will be refunded all but \$100 of this at move out provided there are no damages. (This is in addition to the apartment Security Deposit).
- b) This Pet Policy must be signed.

Visiting Pets

- a) Visiting pets are allowed provided:
 - 1) The resident has notified the office as to when and who the owner and pet will be visiting and the duration of the visit.
 - 2) The understanding that the owner is completely liable for the pet and its actions, and the owner may be asked and must comply with Management's request to remove the animal if necessary.
 - 3) Proof of current license as required by their City or County. Owner may be required to produce proof of inoculations.

I HAVE REVIEWED AND UNDERSTAND THE ABOVE REGULATIONS AND AGREE TO CONFORM TO THE SAME AND UNDERSTAND THAT VIOLATION OF THE RULES MAY RESULT IN A REQUIREMENT TO PERMANENTLY REMOVE THE PET FROM THE UNIT WITHIN SEVEN (7) DAYS OR VACATE THE DWELLING.

Tenant

Date

Tenant

Date

Landlord

Date