

Instructions: Please print this page and sign it. After printing simply close the window to return to the forms page.

Pet Fee and Policy (Form #5)

In order to maintain the high standards people have come to expect and enjoy at our communities, every Tenant whether they have a pet or not is required to sign the Pet Policy and Pet Agreement declaring whether they intend to have a pet or not. We welcome you to bring along a pet as long as it meets our criteria. This policy includes visiting pets of family and friends.

Tenant agrees to the following conditions below:

1. Only cats and dogs, which weigh less than 25 pounds at their full adult weight, are allowed on the property and in the residence. No puppies allowed. Dogs must be fully grown and have attained their full adult weight before being accepted to live in the community. There are several breeds of dogs that are absolutely prohibited, no matter how docile you may consider your pet. These include, but are not limited to, Rottweiler's, Pit Bulls, and Dobermans, in either purebred or mixed pedigree.
2. Only one pet is allowed per household. There are no exceptions to this rule.
3. Cats must be de-clawed and neutered and evidence of this must be presented to the property manager.
4. Every pet must be registered with both the Property Manager's office and local authorities. You will be required to sign the Pet Policy and Pet Agreement at the Property Manager's office, show the animal to the Property Manager, and provide evidence of the animal's vaccinations (worms, rabies, etc.) and registration tags. The Property Manager will approve an animal on a case-by-case basis, regardless of breed.
5. There is a one-time, non-refundable pet fee of \$500 due when the animal enters your home at any time during your tenancy.
6. Dogs must be leashed and always be with a member of your household at any time outside of your home. You may not tie the dog up to a tree, your car, or any other objects. You are ultimately responsible for your dog or cat's behavior. It is unfair to your neighbors if your animal is aggressive or noisy. Unfortunately, this behavior will not be able to be tolerated and it will be necessary for you to remove the animal from the property.
7. You must clean up after your dog and dispose of the "mess" in the trash. This is an unpleasant task to be sure, but it is even more unpleasant when someone steps in the mess. It is unfair, unhealthy and unattractive to have dog droppings around the property.
8. The Property Manager reserves the right to require you to remove your pet, immediately, without cause, solely at her discretion and without recourse and without returning your pet fee.

This Pet Policy is part of your lease and must be signed at the time you sign the lease.

Acknowledged and agreed to:
