

PET AGREEMENT

TENANT: _____

Please note that the Certified Occupancy Specialist will clarify with tenants at each recertification as to the status of any pets you may have and that your pet(s) health records are up to date.

APPLICATION

A. PRIOR TO ACQUIRING A PET; the prospective tenant must:

1. Request a Pet Application from the Management Office.
2. Return completed form to the Management Office along with a \$50 down payment.
3. Within five (5) working days from the receipt of completed application and money down, the Management Agent or other designated person will approve or reject the pet application. A letter will be sent to let you know if your pet has been approved or rejected and the reason(s) will be specified. If you do not have current verification on shots, neutering/spaying, you have 30 days to provide this additional information.
4. If you are adopting a pet from a humane society or shelter we can possibly approve your application the same day via fax if your pet meets our pet guidelines with the direct verification provided by the humane society or shelter. Please note that you still need to complete the application and pay your \$50 down before our approval.

PET DEPOSITS

A. The pet deposit of **\$300.00*** shall be required for all dogs and cats (with the exception of service or assistance animals). Arrangements for payment of deposit must be made prior to pet arrival or at lease signing. A pet deposit of **\$50.00** due at move-in or acquisition and **\$10.00** per month is to be paid until the full deposit is paid. Deposit will be placed in an interest bearing savings account. Interest earned will be credited to tenant. Management reserves the right to change this deposit amount consistent with Federal guidelines at any time. (*Deposit was \$150.00 prior to 01/01/2008. Any resident that had an approved pet application AND pet in place prior to 01/01/2008 will only be required to pay \$150.00)

B. Tenant liability for damages caused by her/his pet is not limited to the amount of the pet deposit and the Tenant will be required to reimburse the project for the actual cost of any and all damage caused by her/his pet when damages exceed the amount of the pet deposit.

C. Upon notification of permanent removal of the pet from the unit, the pet deposit will be returned to the Tenant less any amounts owed for damages or cleaning.

PET GUIDELINES

A. Only one (1) of the following types of animals is permitted per unit:

1. Dogs

- A. Maximum number is one (1)
- B. Must be at least one (1) year old
- C. Rottweiler's, Pit Bulls, Pit Bull Terrier's, American Staffordshire Terrier, German Shepherd's, Akita, Dobermans or any mix that

includes these breeds are not permitted

- D. Weight limit of 50 Pounds
- E. Must be housebroken
- F. If dog is under 15 pounds the dog may be litter box or pet pad trained
- G. Must be spayed or neutered
- H. Must have all vaccinations current
- I. If upon application, the dog is not spayed/neutered or vaccinated. Tenant must provide to Management with proof that this will be completed **BEFORE** moving the animal into the unit.

2. *Cats*

- A. Maximum number is two (2)
- B. Must be at least six (6) months old.
- C. Must be spayed or neutered
- D. Must be current with vaccinations as required by law.
- E. Must be trained to use a litter box
- F. If upon application, the cat is not spayed/neutered, vaccinated the tenant must provide proof to Management that this will be completed **BEFORE** moving the animal into the unit.

3. *Birds*

- A. Maximum number-two (2)
- B. Must be maintained **INSIDE** cage at all times
- C. No larger than 12 inches

4. *Fish and Turtles*

- A. Maximum aquarium size allowed is twenty (20) gallons
- B. Must be maintained properly and on an approved stand
- C. Turtles must be inside aquarium at all times

5. *Rodents*

- A. Maximum number-two (2)
- B. Must be maintained inside a cage or aquarium at all times.
- C. Includes **ONLY** mice, rabbits, hamsters, gerbils, domesticated rats, ferrets, and/or guinea pigs
- D. Ferrets must have annual canine distemper shot.

NO OTHER TYPES OF PETS MAY BE KEPT ON THE PREMISES OF THIS PROJECT

MAXIMUM NUMBER OF PETS IS 2 (TWO). (2 BIRDS ARE CONSIDERED 1 PET, 1 FISH TANK IS CONSIDERED 1 PET)

Rules and Regulations-Dogs and Cats

1. Dogs and cats shall be kept within the tenant's unit. When outside of the tenant's apartment, the pet shall be kept on a leash and under the control of the Tenant **AT ALL TIMES**. Under no circumstances shall a cat or dog be permitted to freely roam or be held onto by just a collar in any common areas.
2. No animal shall be tied to a porch, tree, picnic table or any other item. Tenant must have physical control of the pet at all times. No dog pens, leash lines or dog ties will be allowed. **NO EXCEPTIONS.**

3. Cat litter shall NOT be disposed of by flushing down toilets, sinks or by putting down garbage disposal. Charges for unclogging toilets, sinks, garbage disposal's or clean up of common area because of pet waste will be the responsibility of the tenant. The owner of any pet that uses a litter box must change the litter once a week and remove solid waste from the litter box every other day. There will be a designated area for toileting a dog. Tenant is responsible for picking up waste immediately and disposing of it in a sealed trash bag in the garbage.

4. All dogs must use designated outdoor areas or a pet pad or litter box if trained to use these products. Pet pads must be disposed of daily in a sealed trash bag in the garbage. Litter must be changed weekly and solid waste must be disposed of every other day in a sealed trash bag in the garbage. If pet waste is not immediately removed tenant will be assessed a \$5 fee per occurrence.

5. A cat shall not be left unattended in any unit for longer than 24 hours. A dog shall not be left unattended in any unit for longer than 10 hours. Any pet left unattended for longer than the specified times or whose health is jeopardized by the Tenant's neglect, mistreatment, or inability to care for the animal shall be reported to the appropriate authority. Such circumstances shall be deemed an emergency for the purpose of Management's right to enter the unit to allow such authority to remove the animal from the premises. Management is not responsible if a pet is removed.

Rules and Regulations-Birds

1. Must be kept caged at all times
2. Waste must be disposed of in a sealed trash bag and placed in the garbage
3. Under no circumstances shall any bird be permitted to freely roam in the unit or any common areas.

Rules and Regulations-Fish

1. The aquarium shall not exceed twenty (20) gallons and shall be placed on a Management approved stand in a safe location within the unit.
2. Aquarium shall be maintained properly and kept odor free.
3. The tenant is responsible for any water damage to the unit including but not limited to, walls, carpets, flooring, or the ceiling of the unit below.

Rules and Regulations-Rodents

1. Must be kept caged at all times.
2. Cage must be kept clean
3. Waste must be disposed of in sealed trash bag and placed in the garbage
4. Under no circumstances shall any rodent be permitted to freely roam in the unit or any common area.

Pet Rules and Regulations-General

1. Tenants shall provide adequate care, nutrition, exercise, and medical attention for the pet. Tenants must comply with all governmental laws and regulations pertaining to her/his pet.
2. Tenant is financially responsible for any flea or other insect infestation that affects her/his unit or adjacent units as a result of her/his pet.
3. Tenants agree to be responsible for immediately cleaning up any dirt tracked

through the common lobby area, halls, or elevators by her/his pet.

4. Tenants shall keep their pet under control at all times. Any pet that endangers the safety of others and/or harms a resident, guest, staff member, or other person and/or their pet shall be considered dangerous and shall be immediately and permanently removed from the premises.

5. Tenant agrees to control the noise of her/his pet such that it does not constitute a nuisance to other tenants. Failure to control pet noise may result in removal of the pet or eviction of the Tenant.

6. In the event of a sudden illness, the tenant agrees that management shall have discretion for the relocation of the pet and at the expense of the tenant unless advance written instructions are provided by the Tenant to the Management Office, i.e. Pet Sponsor.

7. Unwillingness on the part of named Pet Sponsor to assume custody of the pet shall relieve the Management of any requirement to adhere to any written instructions with respect to the care or disposal of a pet and shall be considered an authorization for Management to exercise discretion to remove pet from the premises.

8. Tenant acknowledges that other Tenants may have chemical sensitivities or allergies related to pets or are easily frightened by such animals. Tenant therefore agrees to use common sense and common courtesy with respect to other Tenants' rights to peaceful and quiet enjoyment of the premises.

9. Pets are allowed to visit with prior approval of Management but cannot stay overnight. Visiting pets must follow all applicable rules. Tenant is responsible for visiting pets at all times.

10. Only tenants can have a pet. Live in Attendants cannot have pets.

PET ACQUIRED THROUGH A REASONABLE ACCOMODATION REQUEST: Animals that are acquired through a reasonable accommodation request are not subject to the Pet Agreement or Deposit, but are still subject to Municipal and State ordinances and laws.

Tenant's financial obligations for pet/s is not limited to any pet fee or deposit.

Tenant Signature

Date

Tenant Signature

Date

ST CLARE MANAGEMENT, INC
AGENT OF OWNER _____

By: _____