



Pet/Animal Policy

PLEASE READ CAREFULLY

1. Resident agrees to pay the owner a pet/animal deposit of \$300.
2. Only the pet/animal registered on the pet/animal addendum shall be authorized to reside on the premises. Any pet/animal on the premises without express prior written permission from the landlord shall be deemed unauthorized.
3. Owner of the pet/animal must provide records showing that the animal is spayed/neutered and up to date on rabies and distemper vaccinations.
4. Pet/animal owner shall present record of renter's liability insurance coverage of at least \$300,000.00 which must include dog liability insurance. If lessee's renter's insurance policy does not include dog liability insurance, a separate dog liability policy must be purchased and kept by the owner of the pet/animal.
5. Resident will be held responsible for any damage or injury the pet/animal causes to the premises, the community or any employee, resident, visitor or guest, and will cover any costs incurred as a result of the pet/animal's actions.
6. Pets/animals shall not be tied to any fixed objects outside the dwelling unit, including all patio areas, walkways, stairs, stairwells, parking lot, grassy areas, the village green or any other part of the owner's property.
7. Pets/animals shall be kept on a leash and under the resident's supervision when pet is outside the dwelling unit.
8. If pet/animal defecation occurs anywhere on the owner's property, resident shall be responsible for the immediate removal of waste (it must be put in a sealed plastic bag before depositing it into the trash receptacle).
Notwithstanding any provision herein, resident shall comply with local ordinances regarding this subject.
9. No more than two pets/animals are permitted in the leased premises. Pet/animal offspring are not permitted.
10. If owner/manager receives reasonable complaints from neighbors, other residents or employees that the pet/animal is a nuisance and has disturbed the rights, comforts or conveniences of neighbors or other residents, resident agrees to remove the pet/animal from the premises.
11. If there is sufficient reason and evidence for determining that property damage is occurring over and above the provisions of this agreement, resident agrees to remove the pet/animal from the premises.
12. Owner/Management shall from time to time have the right to make reasonable change(s) and/or additions to this agreement with 30 days written notice to pet/animal owner, as well as changes to comply with federal, state or local laws.
13. Resident shall appoint a caretaker and shall provide owner with a document executed by the resident and the caretaker for the pet should the resident become unable to care for the pet for any reason. The caretaker will provide the owner with their name, address, and phone number(s) where they can be reached. Caretaker shall not be another resident of the same community that also has a pet.