

Pet Policy & Pet Check-in Agreement

Dogs (under 50 lbs) & Cats ONLY

Property Address: _____

Tenant Names: _____

The tenant signing this form is moving a pet or pets into a unit they are renting. They agree to pay Two Hundred-Fifty and no/100 dollars (\$250.00) per pet Check-in fee and Fifty and no/100 dollars (\$50.00) per pet MONTHLY PET FEE. Pet maximum per unit is one pet per adult. The \$250 CHECK-IN FEE (non-refundable) shall be to cover any damage caused by the pet(s) living at the facilities, thorough cleaning of flooring, and odor removal. If damages exceed the \$250, Landlords shall use tenant(s) Security deposit for damages or issues caused by pet(s).

Pet(s) Check-In Procedure

The tenant or applicant must check-in their pet(s) with Landlord before it is housed at the property.

The following must be provided to complete the check-in process.

- > _____ **Check-in Agreement (this form)**
- > _____ **Proof of inoculation (see Inoculations)**
- > _____ **Proof that a male cat is neutered**
- > _____ **A recent photograph and name**
- > _____ **Emergency Responsible Party Contact**

If a pet(s) dies or is removed from the tenant's apartment, the tenant must go through check-in process again before housing a new pet on the premises.

Inoculations

Tenants must provide a certification signed by a licensed veterinarian or a state or local authority empowered to inoculate pets, stating the pet has received all inoculations required by applicable State and local law and as often as required by state and local law.

Sanitary Standards (tenant to initial each statement)

_____ Tenants are responsible for removal of pet waste and the proper disposal by securing the waste in a plastic bag and placing it in a garbage container. At no time is the pet waste to be disposed of in the toilet. Furthermore, you should invest in a waste scoop and baggies. Landlords do the lawn care and shall not be responsible for removing waste from the lawn. Should Landlord(s) encounter the need to remove waste from lawn, \$25 will be added to costs of pet(s) inhabiting property on each occasion Landlord(s) perform the task of pet waste removal. You shall bag all poop before putting in trash. Should Landlord(s) discover poop is put in garbage without being bagged, \$25 shall be automatically added to costs of pet(s) inhabiting property upon each incident and a written apology to city and/or county workers will be encouraged. . Furthermore, should you discover other animals are defecating in the yard, you will be responsible for the removal of their waste as well because the presence of your animal brings the others to the area.

_____ Tenants are responsible to maintain a decent, safe, & sanitary unit.

Pet to be Maintained

The owner of the pet is required to:

- provide care, feeding, and supervision of their pet
- control the pet at all times
- pay for damage caused by the pet
- maintain the good health of the pet; and
- maintain flea and odor control.

The Pet shall be maintained and properly licensed and inoculated as required by local, county, or state statute, ordinance, or health code. Tenants shall comply with all municipal, city or county codes regarding Pet ownership. Tenants shall provide verification of license and inoculation of the Pet at check-in and annually. A Pet of vicious or dangerous disposition shall not be permitted within the property for any reason whatsoever. **Whenever a Pet constitutes a threat to the health or safety of other tenants, or otherwise creates a nuisance, which disturbs the rights, comfort, or quiet enjoyment of other tenants, which is reasonably documented in writing, the landlord shall request the removal of the offending Pet within ten (10) days.** Should the tenant feel that such request is unreasonable or without basis, the tenant may request a meeting with the landlord to discuss the request. The tenant is entitled to be accompanied at the meeting by a person of his or her choice. The tenant's failure to correct the situation, to request a meeting, or to appear at a scheduled meeting may result in initiation of procedures to terminate tenancy.

Protection of the Pet

As part of the check-in process, the tenant will be required to provide the name, address, and phone number of one or more responsible parties who will care for the Pet if the tenant dies, is incapacitated, or is otherwise unable to care for the Pet. If the responsible party or parties are unwilling or unable to care for the Pet, or Landlord has been unable to contact the responsible party or parties, the appropriate State or local authority will be contacted to remove the Pet. If there is no State or local authority authorized to remove a Pet under these circumstances, Landlord will enter the unit and remove the Pet. Landlord will then place the Pet in a facility that will provide care and shelter until the resident or representative of the tenant is able to assume responsibility for the Pet, but not longer than 30 days. The cost of boarding the Pet shall be the responsibility of the tenant. If the tenant (or the tenant's estate) is unable or unwilling to pay, the cost will be paid from the security deposit.

Emergency Responsible Party for Pet

Contact Name, Address, & Phone #: _____

By signing below, the Pet Owner acknowledges they agree to comply with the terms of this Agreement, federal regulations, and state & local law.

Tenant (Pet Owner) Print, Signature, & Date _____

PETS ARE CONSIDERED COMMON AREA RESPONSIBILITY

By signing below, other Tenant(s) acknowledge they will be living with Tenant who is the owner of a Pet and that their security deposit could be held if there are damages or costs caused by Pet, even though they are not the owners.

Other Tenant Print, Signature, & Date _____

Other Tenant Print, Signature, & Date _____

Other Tenant Print, Signature, & Date _____

Other Tenant Print, Signature, & Date _____

Landlord Print, Signature, & Date _____