

## Hidden Villa Garden Apartments PET POLICY

### STATEMENT OF VALUES

The management of this building wants to encourage tenants to value and enjoy their apartments as they would their own homes. We believe that tenants should be given every opportunity to pursue their interests, consistent with the rights of their fellow tenants and the property owner(s). By fostering an attitude of mutual respect and cooperation, our common interest in a safe, pleasant, and well-maintained building is best achieved.

In keeping with this philosophy, and after carefully considering all the interests involved, we have decided to adopt a limited pet policy that will allow tenants committed to responsible pet ownership to have a pet. In reaching this decision, we have taken into account the important contributions that pets can make to the lives of people who value and appreciate animals. We have also considered the fact that there are people who wish to avoid contact with pets and other animals. The pet policy is designed to protect both pet owners and non-pet owners, and to ensure that the animals themselves receive responsible care. The policy applies to all pets kept in the building and will be strictly enforced. All tenants will receive a copy of the policy. By signing this pet policy, the tenant agrees to abide by the terms of this agreement. Failure to adhere to the terms of this agreement will initiate a proceeding to terminate the tenancy of the tenant, and subsequent eviction from the premises.

### PET POLICY

1. Permission to keep a pet is granted at management's sole discretion and is subject to tenant's strict adherence to all aspects of this pet policy. Any tenant who wishes to keep a pet will first obtain management's approval and sign a pet agreement.

Tenant's initials here indicated that the above paragraph is understood and agreed to: \_\_\_\_

2. Only common household pets will be allowed. These include dogs, cats, fish, birds, rabbits, and rodents, such as guinea pigs and hamsters, kept as companion animals. No tenants will be allowed to keep more than \_\_\_\_ cats and/or dogs. Requests to keep more than one pet of any other species will be approved at management's discretion.

Tenant's initials here indicated that the above paragraph is understood and agreed to: \_\_\_\_

3. In making a decision on whether to approve a tenant's request to keep a dog, management will take into account the dog's temperament and the arrangements the tenant has made for training and exercising the dog. **No dog over 25 pounds in weight will be permitted.**

Tenant's initials here indicated that the above paragraph is understood and agreed to: \_\_\_\_

4. Pets are to be kept inside the tenant's apartment. Dogs going in and out of the building must be on leash and under the tenant's control. If an off-leash area has been designated by management on the building grounds, dogs may be taken off-leash in that area, provided the tenant remains with the dog at all times.

Tenant's initials here indicated that the above paragraph is understood and agreed to: \_\_\_\_

5. Tenants are responsible for keeping all areas where pets are housed clean, safe, and free of parasites, including fleas. Dog owners must immediately pick up and dispose of, in a sanitary manner, all dog waste deposited on the street or grounds. Cat owners must place soiled cat litter in tied plastic bags and dispose of the bags in garbage pails designated by management.

Tenant's initials here indicated that the above paragraph is understood and agreed to: \_\_\_\_

6. All adult dogs and cats must be spayed or neutered, unless a veterinarian certifies that health

problems prevent the dog or cat from being spayed or neutered. All pets must receive proper veterinary care, including all appropriate inoculations; must be well-groomed, and must be given a healthy diet and exercised according to their needs. All pets must also be maintained in accordance with applicable state and local laws. Dogs and cats must wear identification tags at all times.

Tenant's initials here indicated that the above paragraph is understood and agreed to: \_\_\_\_

7. No pet is to be left alone in a tenant's apartment for a period longer than that which is appropriate in light of the needs of the individual pet. While this period may vary depending on the pet in question, landlord and tenant understand that, in general, dogs should not be left alone for more than 9 hours, and other pets for more than 24 hours, on a regular basis. When management has reasonable cause to believe a pet is alone in an apartment and either that pet is creating a disturbance or any other emergency situation appears to exist with respect to that pet. Management will attempt to contact the tenant to remedy the situation. If management is unable to contact the tenant within a reasonable period, management may enter tenant's apartment and make any necessary arrangements for the pet's care, including removing the pet and placing it in a temporary home, such as a boarding kennel. Any costs incurred will be deducted from tenant's pet deposit. (See 9., below.)

Tenant's initials here indicated that the above paragraph is understood and agreed to: \_\_\_\_

8. Tenants are responsible for ensuring that their pets do not disturb or annoy other tenants or neighbors. Tenants whose pet(s) are determined by management to be disturbing others must remedy the situation immediately. A tenant who fails to remedy the situation after \_\_ warning(s) will receive a 30-day notice to remove the pet from the premises. If the tenant fails to remove the pet, the tenant will be considered in breach of tenant's lease or other rental agreement and may be required to vacate the premises.

Tenant's initials here indicated that the above paragraph is understood and agreed to: \_\_\_\_

9. Tenants are responsible for and must immediately pay for all damages or injuries caused by their pets. In addition, each tenant who wishes to keep a pet must pay a \$ \_\_\_\_\_ pet deposit upon signing the pet agreement. If the cost of repairing any damages caused by the pet exceeds the pet deposit, management may use funds from the tenant's regular security deposit to cover the excess. If management uses all or any portion of the pet deposit or security deposit to cover any pet-related damages or expenses incurred by management during the tenant's tenancy, the tenant must immediately restore the deposits to their full, original amounts.

Tenant's initials here indicated that the above paragraph is understood and agreed to: \_\_\_\_

10. The pet deposit is fully refundable if management determines that there are no damages or other expenses caused by the pet(s) upon tenant's vacating the apartment or permanently relocating the pet(s).

Tenant's initials here indicated that the above paragraph is understood and agreed to: \_\_\_\_

11. I(We) have read, understand and agree to the above pet policy in its entirety. I especially understand that failure to adhere to the terms of the agreement in its entirety will result in the termination of my tenancy of the premises.

Dated: \_\_\_\_\_ Tenant: \_\_\_\_\_

Dated: \_\_\_\_\_ Tenant: \_\_\_\_\_