



## STATEMENT OF VALUES

The management of \_\_\_\_\_ Apartments wants to encourage residents to value and enjoy their apartments as they would their own homes. We believe that residents should be given every opportunity to pursue their interests, consistent with the rights of their fellow residents 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 residents 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 guardians and non-pet guardians, and to ensure that the animals themselves receive responsible care. The policy applies to all pets kept on the property and will be strictly enforced. All residents will receive a copy of the policy.

## PET POLICY

1. Permission to keep a pet is granted at Owner's sole discretion and is subject to Resident's strict adherence to all aspects of this Pet Policy. Any Resident who wishes to keep a pet will first obtain Owner's approval and sign a Pet Agreement.
2. Only common household pets will be allowed. These include a dog, cat, fish, or bird.
3. **No Resident will be allowed to keep more than one cat or one dog and MUST BE THIRTY POUNDS OR LESS AT MATURITY.**
4. In making a decision on whether to approve a Resident's request to keep a dog, Owner will take into account the dog's temperament and the arrangements the Resident has made for training and exercising the dog.
5. The pet is to be kept inside the Resident's apartment. Dogs or cats going in and out of the building must be on leash and under the Resident's control at all times.
6. Residents are responsible for keeping all areas where the pet is 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 bins designated by Owner. **Under no circumstances will cat litter be flushed down the toilet.**



7. 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.
8. No pet is to be left alone in a Resident's apartment for a period longer than that which is appropriate for the needs of the individual pet. While this period may vary depending on the pet in question, Owner and Resident understand that, in general, dogs should not be left alone for more than nine (9) hours, and other pets for more than 24 hours, on a regular basis. When Owner 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, Owner will attempt to contact the Resident to remedy the situation. If Owner is unable to contact the resident within a reasonable period, Owner may enter Resident'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 charged directly to the Resident and will be payable within thirty (30) days.
9. Residents are responsible for ensuring that their pet does not disturb or annoy other residents or neighbors. Residents whose pet is determined by Owner to be disturbing others must remedy the situation immediately. A Resident who fails to remedy the situation after two warnings will receive a 30-day notice to remove the pet from the premises. If the Resident fails to remove the pet, the Resident will be considered in breach of Resident's Lease or other Rental Agreement and may be required to vacate the premises.
10. Residents are responsible for and must immediately pay for all damages or injuries caused by their pet. In addition, each resident who wishes to keep a pet must pay an additional deposit of \$500.00 (five hundred dollars) upon signing the Pet Agreement. If the cost of repairing any damages caused by the pet exceeds the additional deposit, Owner may use funds from the Resident's regular security deposit to cover the excess.

I 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 residency of the premises.

\_\_\_\_\_  
Resident

\_\_\_\_\_  
Date

