



## **PET FRIENDLY POLICY**

We know that your furry companions hold a special place in your heart and are considered valued members of your family. We are pleased to share that a considerable number of our rental properties are pet-friendly and extend a warm welcome to your four-legged companions.

In order to ensure a safe and comfortable living environment for all residents, it is necessary for the management/owner to approve all pets/animals before they can be brought into the premises. This approval process is designed to assess the suitability of the pet and ensure that it complies with our pet policy.

For your convenience, please refer to the following for an overview of our requirements and limitations.

### **PET FRIENDLY RENTALS**

Individual property owners create their own pet policy. Please see each property listing to see if pets are allowed and any restrictions for the rental unit you are interested in.

### **REQUIRED DOCUMENTATION**

To initiate the approval process, you will be required to provide photos of your pet along with an up-to-date vaccination record. These documents are essential for verifying the identity and health status of your pet. The photos will help us determine the size, breed, and appearance of your pet, while the vaccination record will confirm that your pet has received the necessary immunizations to prevent the spread of diseases.

### **PET FEE**

There is a \$200 NONREFUNDABLE pet fee **per pet**. Tenant(s) agrees to accept legal and financial responsibility for any damage caused by the pet(s) to the property.

### **PET RENT**

Five (5) percent **per pet** of the monthly rent for each month they keep the pet.

## **RESTRICTIONS**

- Two pet maximum.
- No pets larger than 40 pounds at maturity.
- Farm and Ranch animals.
- Any nondomestic or exotic animals.
- Any pets known to have vicious tendencies or known to have previously bitten someone will not be permitted.
- Cats are welcome at certain locations and must be litter box trained.
- Dogs are welcomed at certain locations and must be potty trained.

## **BREED RESTRICTIONS**

The following dog breeds are not allowed, even in pet friendly homes:

- Akita
- American Bully
- American Staffordshire Terrier (Pit Bull)
- Chows
- Presa Canario
- Rottweilers
- Shar-pei
- Wolf breeds

\* ***Any combination of these or any dog that has any of the above breeds lineage is not allowed.***

\*\* ***Other breeds and other types of animals may be excluded at the Property Management's discretion.***

## **PET-SITTING**

No pet sitting is allowed without prior written approval from the owner/property manager. Any pet found on the premises without being registered could be considered a lease violation.

## **ACCESS**

Tenant must secure their pet(s) when requested by the property manager for any maintenance issues, inspections or other reasonable requests.

## **ADDING A PET**

If you do not have a pet when you sign your lease, we may allow a pet to be added later in a pet-approved rental. If approved you will be required to submit required documentation and pay the applicable pet deposit and monthly pet rent.

## **REMOVING A PET**

At any time during the lease term, if the pet will no longer occupy the home (i.e., adoption, runaway, death), a notice will be provided to the property manager within 30 days and pet fees may be removed from future months at the discretion of the manager.

## **UNAUTHORIZED PET**

If an unauthorized pet is found the tenant(s) will be fined \$100 **per pet**, in addition to unauthorized pet rent and the required \$200 NONREFUNDABLE pet fee. Unauthorized pets are considered to be a lease violation and can result in eviction.

**THIS IS AN OVERVIEW OF OUR PET POLICY. YOU WILL NEED TO REVIEW YOUR LEASE FOR A COMPREHENSIVE LIST OF ALL PET-RELATED LEASE REQUIREMENTS.**



## **SERVICE AND EMOTIONAL SUPPORT ANIMALS**

A service or emotional support animal is not considered a pet, and as such, additional fees or rents are not applicable. In the event that you have a disability that necessitates the presence of a service or emotional support animal, we are committed to making reasonable accommodations to ensure suitable housing is provided.

To register your animal as a service or emotional support animal, it is imperative that you furnish us with a clear letter from a licensed physician, psychologist, or therapist, affirming your disability and the essential role the animal plays in the treatment or management of said disability. This letter must be renewed on an annual basis.

**In order to comply with our policies,** all service and emotional support animals must be registered with our office. In addition to the necessary documentation, you will be required to submit current photographs of the animal, as well as up-to-date vaccination records.