



## Animal Policy

The animal fee below does not give license for any additional animals or replacement animals.

Harboring an unauthorized animal will result in a minimum fee of \$500 per animal. If additional animals are kept that are not registered on this lease, tenant also agrees to pay all additional animal fees to include monthly animal rent at a 1 Paw score (as outlined below) as if the animal was kept from lease inception.

It is further agreed and covenanted between Lessee, Agent, and Lessor that permission is granted for the possession of the below described animal in said house or apartment under the following terms and conditions.

- \$295 non-refundable animal fee will be paid (as allowed by law) to have any animals in the rental unit. This is not a per-pet fee.
- No more than two animals will be approved per unit unless Tenant has approval in writing from the Manager.
- Additional monthly animal rent will be charged per animal (as allowed by law) and will be considered additional monthly rent owed. This animal rent will be determined by a third-party animal screening company, PetScreener.com.
  - 1 Paw Score: \$60/month per animal
  - 2 Paw Score: \$50/month per animal
  - 3 Paw Score: \$40/month per animal
  - 4 Paw Score: \$35/month per animal
  - 5 Paw Score: \$30/month per animal

**It is important to note that all animals will begin with a 1 Paw Score until screening is successfully submitted and received by the Manager. If the screening report shows differently than a 1 Paw score, your monthly payment will be adjusted thereafter as needed. No refunds for previous monthly payments will be provided.**

- Animal(s) will not be permitted outside of the dwelling unit except on a leash. The animal owner is responsible for picking up animal's waste and cleaning up after the animal in common areas. Tenant will be fined \$50.00 per incidence plus actual costs of clean up if the Tenant does not clean up after animals.
- Animal(s) may not be tied outside the property nor shall any enclosure of any kind be built or placed on the property to retain your animal.
- Tenant is responsible for not allowing any animals that are not house trained. Any accidents in the house should be reported to the agent or owner immediately.
- Your animal must be fed and watered inside the dwelling unit. Don't leave animal food or water outside the dwelling unit at any time, except in fenced yards (if any) for your exclusive use.



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- Tenants must not let an animal other than support or service animals into swimming-pool areas, laundry rooms, offices, clubrooms, other recreational facilities, or other dwelling units.
- Resident certifies that animals have no aggressive/violent history & have never bitten any person or injured any other animal. Tenant hereby certifies & represents this animal is current on all vaccinations for Rabies, Bordatella, DHLPP & Parvo and that Resident will continue to vaccinate.
- The animal must not disturb the neighbors or other residents, regardless of whether the animal is inside or outside the dwelling.
- If you or any guest or occupant violates animal restrictions (with or without your knowledge), you'll be subject to charges, damages, eviction, and other remedies provided in this Lease Contract.
- Tenant is responsible for any damage caused by animal(s).
- If an animal has been in the property at any time during your term of occupancy (with or without our consent), we'll charge you for de-fleaing, deodorizing, and shampooing if necessary.

It is further understood and agreed that provided there is a breach of any of the above conditions, if we receive a reasonable complaint from a neighbor or other resident, or Landlord concludes that my/our animal is creating a nuisance (anything offensive, injurious or annoying), I/we will permanently remove the animal from the promises upon receipt of written notice from either Agent or Owner.

In the event this animal is not removed permanently within ten (10) days from date of receipt of written notice, it is further agreed that Owner or Agent may take possession of the apartment, in thirty (30) days, after having given twenty-one (21) days' notice in writing of intention to do so. In the event of dispossession under this provision, it is clearly stated that the following conditions shall be applicable.

- The Lessee will continue to be responsible for the payment of rent or until a new tenant begins to pay rent or until the end of the lease or any renewal period whichever first occurs, provided Landlord has made a reasonable effort to obtain such new tenant.
- Lessee agrees to pay all redecorating costs if dispossession is before the end of the original lease period or within twelve (12) months from date of last redecorating.
- Resident agrees to indemnify and hold Lessor harmless from any and all public liability and/or property damage arising either directly or indirectly from the keeping of an animal on the premises and agrees to carry liability insurance to protect the other residents and general public from actions of the animal. Resident will provide Lessor with a copy of liability insurance policy.
- Lessee agrees to reimburse Owner or Agent for any costs or fees expended by Owner or Agent to accomplish said dispossession or recover any damages.



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The Manager reserves the right to deny an animal based on screening results at the Manager's or Landlord's discretion, regardless of monies paid to perform screening.