



## PET POLICY

We are a pet friendly community and allow up to two (2) pets (dog or cat) per unit not to exceed a combined weight of forty pounds (40 lbs) or one (1) pet (dog or cat) not to exceed twenty-five pounds (25 lbs). Ferrets, snakes and other reptiles, rabbits and some birds are not allowed on the community's premises. Assistive animals are not subject to the weight restriction.

- A \$500.00 non-refundable pet fee for one pet or \$750.00 for two pets will be required to be paid prior to move in
- A one-time DNA pet fee of \$65.00/dog is due at the time of move in, (or the actual cost of the kit at the time of move-in, if different)
- A monthly pet rent of \$20.00 for one pet and \$40 for two pets will be charged for the term of the lease while the pet(s) occupy the apartment
- At the time of application (or later if acquired after move-in date), a photograph of your pet(s) must be uploaded together with a veterinarian certificate verifying the pet's age, weight, and current vaccinations. Pets need to be inoculated in accordance with State and Local law. All pets must receive proper veterinary care, and must be up to date on rabies and distemper vaccinations, with a veterinarian's statement to this effect. **The verification is required on an annual basis**
- Prior to move-in, Management will provide to Tenant a DNA collection kit for each dog identified in the application. Tenant will reimburse Management for the cost of the kit at that time. Tenant shall use the kit to cheek swab its dog(s) in the presence of Management and provide the collected material to the agent. Management will then provide the materials to the dog registration company. Management will provide Tenant with a tag provided in the collection kit which Tenant should attach to the dog's collar to identify the dog as registered into the World Pet Registry and shall not allow the tag to be transferred to any other dog. The results of DNA testing will be provided in writing to the Tenant. All pets in the Sanctuary property are required to have the tag identifying them as having completed DNA testing
- All dogs and cats must wear identification tags that indicate the pet's name, owner's name, owner's address and telephone number
- Pets must be kept on a leash at all times. Pets must not be left unattended in a garage or on a patio/balcony at any time

- Pets are restricted to their designated areas. Pets are not allowed in any common area (other than those designated pet area), including but not limited to lobbies, community rooms, halls, etc., except to enter or exit the building
- Preventative and/or general maintenance is required to maintain your home. In order to perform this work, your dog may need to be kenneled or kept in a room while this work is being conducted. This is required in order to protect the safety of our staff and your animal. In some cases, a scheduled appointment may be necessary to have an owner home to supervise the dog
- 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 all dog waste deposited on the housing's streets or grounds. In the event fecal matter from tenant's dog is found on the property, Tenant agrees to be responsible for all testing and collection fees and costs incurred by Management and shall pay a fine of \$300 within fourteen (14) days of being notified that tenant's dog feces has been located on the property. DNA results will be used to identify violators
- Owners of cats and other pets using litter boxes must:
  - o Separate pet waste from litter daily, or change litter box at least twice each week
  - o Place soiled litter in tied, plastic bags and disposed of it in the garbage facilities
- 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 2 warnings will receive a 30-day notice to remove the pet, except in the case of a serious problem, e.g. a vicious dog, whereby the length of time may be shorted in the interest of public safety. If the tenant fails to remove the pet, the Tenant will be considered in breach of their lease agreement and may be required to vacate the premises
- All complaints related to pets must be in writing and will be reviewed by Management
- Tenants are responsible for damages or injuries caused by their pets. Management will not be held responsible for any injuries caused by any pet
- The following dog breeds are not allowed: Airedale Terrier, Akita, Alaskan Malamutes, American Bulldog, American Husky, American Pit bull, American Staffordshire, Australian Cattle dog, Australian Sheppard, Boston Terrier, Boxer, Bulldog, Bull Terrier, Bull Mastiff, Caucasian Sheppard, Chinese Shar Pei, Chow-chow, Doberman Pinscher, English Mastiff, English Springer Spaniel, Eskimo Spaniel, Eskimo dog, Fox Sheppard, Fox Terrier, German Sheppard, Great Dane, Italian Mastiff, Rottweiler, or any mixed breeds that include one or more of the above restricted breeds. The following bird breeds are not allowed Macaw, Toucan, Cockatoo, and any large breed parrot

**THANK YOU FOR CHOOSING US. WE LOOK FORWARD TO  
WELCOMING YOU INTO OUR COMMUNITY!**