

Pet Policy and ANNUAL Fee

It is our policy to discourage pets at our properties. We have had many problems with additional damage and insect infestation directly related to pets. Additionally we have several cases where incoming tenants reacted with pet allergies when they moved into a unit that was previously inhabited by a dog or cat which has cost us substantial costs cleaning it free from pet allergens.. Thus where the lease requires at the end of the lease for the tenant to have carpeting steam cleaned; it must also be raked for fur prior to steam cleaning in addition to steam cleaning. Additionally special cleaning may be needed to remove pet oils. However we understand that there is often a special bond between pet and owner and with this form we permit approved animals to live in our properties with their owners.

Clause 12 of our lease with you strictly bans pets. On a case by case basis, pets are permitted under certain conditions. The following conditions, to the point that they contradict language in Clause 12, shall supplant it and this Pet Policy and Fee form shall be made a part of the lease.

We charge a non-refundable pet fee of \$100 per cat or small animal (please get approval), \$150 per small dog, and \$200 per dog 65 pounds or more, each fee is per year, for the privilege of having a pet(s) in the unit. This is not a deposit and will not be refunded. It is a fee for the privilege to have a pet in the unit. It is not applicable towards any damage that a pet may do. We call special attention to additional items that we have noted which often lead to additional charges against tenants:

- 1). Pest infestation
- 2). Cleaning of animal hairs from corners, baseboards and registers
- 3). Scratches in hardwood and vinyl flooring
- 4). Scratches to doors and trim
- 5). With cats, scratches to walls below window sills and to window sills
- 6). Stains and odor in carpeting – caused by pets from urine, feces and/or body oil – if not removed will require the carpet and pad to be replaced at full cost and charge against you.
- 7). Oily marks on walls, outside corners, door jambs, etc.
- 8). Often with cats, sneeze residue lower down and in places such as window sills where they might nap
- 9). Urine stains or damage to finish flooring
- 10). Damages to blinds – from cats who sit in windows and dogs who jump at the blinds
- 11). Damages to screens
- 12). Pet hair often forms into balls and rolls under stoves, refrigerators, washers and dryers – similarly pet food, treats and toys are often found under these areas or in heating grates or ducts. Additionally pet hair often gets under baseboards and into other small crevices.

By being permitted to have a pet you are warned that items 1-12 should not occur. If one or more of this happen they should be dealt with promptly. Damages that require repairs should be reported promptly. These 12 listed and all other damages are chargeable against your security deposit and if that is exceeded, against you.

We strongly urge pet owners to routinely have carpets steamed cleaned rather than only at the end of the tenancy. Flooring that must be replaced it is agreed will be done at actual cost and will not be depreciated.

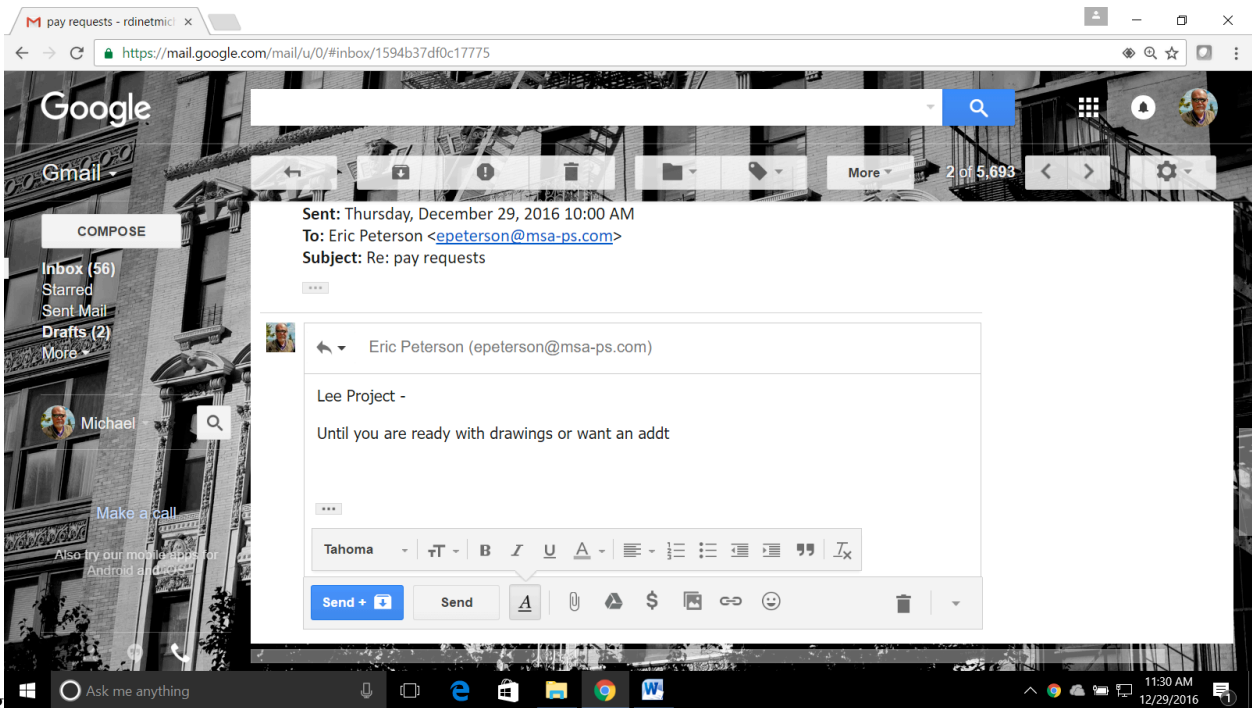
You are allowed to keep in (list address) _____ the following pet(s):

List each separately

Pet's name

Species

Weight



Coloring
Last set of vaccinations

If the pet is a dog then the tenant agrees and is required to, when notified under the terms of clause 8 of the lease that entrance is being made to the unit, either be present to personally control the dog, have the dog removed from the unit, or have the dog in an appropriate “pet crate”. Also, please regularly pick up dog feces from the yard or parkway.

For the lease year August 201_ to July 201_

I fully and without hesitation agree that I am financially responsible to the landlord for all damages caused by my pet(s) and subsequently needed repairs, painting or cleaning. Further I agree to pay promptly any billing I receive for any such repairs, painting or cleaning that may exceed the amount of my security deposit. Promptly shall mean within fifteen calendar days. Further still I agree that this is a modification to my existing lease and approve and agree to all of its terms and conditions.

Signed by tenant _____ print tenant name _____ date _____

Landlord or landlord’s agent _____ date _____