

Pet Policy

Healthy Rental Homes requires all tenants wishing to have pets in their home to read, understand and abide by the rules outlined in this Pet Policy. These policies take into account the needs of management, pet owning tenants and non-pet owning tenants, as well as the needs of the pets themselves.

Pet owners must register their pets with the project owner/manager **before** the pet is brought on premises and must update the registration annually.

1. Acceptable pets include a domesticated animal such as a dog, cat, bird, rodent (including a rabbit) fish or turtle, which is traditionally kept in the home for pleasure. A common household pet does not include reptiles (except turtles). All pets must be able to be restrained by leash, carrier or cage.
2. **No more than 1** cat or dog may reside in one rental unit.
3. Tenant will maintain renter's insurance, if required by landlord, at all times while the Pet occupies the Premises. Tenant's renter's insurance must provide liability coverage, without exclusion of liability for the Pet, must name Landlord as an additional insured, and must provide for coverage limits not less than \$300,000 per occurrence and \$300,000 in the aggregate and a deductible not more than \$500.
4. 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 veterinarian's statement to this effect provided to Management.
5. The size of the animal cannot exceed 50 pounds.
6. All pets must be effectively and appropriately restrained and under the control of a responsible individual while outside of the home.
7. Tenants are responsible for keeping all area 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. A waste removal penalty of \$5 per occurrence will be assessed for failure to comply with pet rules on waste removal.
8. Owners of cats and other pets using litter boxes must:
 - Separate pet waste from litter daily, OR
 - Change litter box at least twice each week
 - Place soiled litter in tied, plastic bags and disposed of it in the garbage facilities.



9. The pet shall be properly licensed in accordance with applicable state and city ordinances, with evidence of licensing provided to management annually.
10. If deemed necessary by Management, upon reasonable request, pets shall be temporarily removed from the housing for purposes to include, but not limited to, delivery of maintenance repair services, extermination services and preventative maintenance/housekeeping inspection.
11. No pet is to be left unattended in a tenant's unit for a period longer than that which is appropriate for the needs of the pet. In general, dogs should not be left unattended for more than 9 hours, and other pets for more than 24 hours, on a regular basis. When Management has reasonable cause to believe a pet has been left unattended for an extended period of time, Management will attempt to contact the tenant to remedy the situation. If the tenant does not respond, Management may enter the tenant's unit and make any necessary arrangements for the pet's care. Any costs incurred are the responsibility of the pet owner.
12. Tenants are responsible for ensuring that their pets do not disturb or annoy other tenants or neighbors. Tenants whose pet is determined by Management to be disturbing others must remedy the situation immediately. A tenant who fails to remedy the situation after being warned 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 shortened 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.
13. Tenants are responsible for damages or injuries caused by their pet.
14. Each tenant who wishes to keep a dog or cat must pay a non-refundable \$250 pet fee at lease signing and an additional \$40 per month. The tenant understands if damage caused by the pet exceeds the amount of the pet deposit, the tenant is responsible for the total amount of damage caused by the pet.
15. The Owner/Manager is required to give a tenant or applicant written notice providing an explanation for the denial if they refuse to register a pet.

Tenant Signature

Date

Staff Member

Date

