



## Pet Policy/Lease

SKY PROPERTY MANAGEMENT requires all tenants wishing to bring pets into the community to read, understand and abide by all the rules outline in this Pet Policy/Lease.

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. The intent of this policy is to create a harmonious co-existence of all by fostering an attitude of respect, cooperation and consideration.

1. Pet owner must register pets with the project owner/manager **BEFORE** the pet is brought on premises and must update the registration annually. If pet is gone mid-lease, tenant will still be responsible for the monthly fee.
2. Tenants who wish to have a pet in the rental unit must pay a one-time, non-refundable fee of \$250 per pet and additional monthly fee of \$25 per pet.
3. Acceptable pets include dogs, cats, birds, small caged mammals, shelled reptiles and fish. Requests to keep pets of any other type must be presented to Management in writing. Any animal(s) deemed unacceptable by Management if it is not considered an appropriate pet for the rental situation (ex: based on its disposition). All pets must be able to be restrained by leash, carrier or cage.
4. No more than **two (2)** combined acceptable pets may reside in one rental unit. However tenant may have **one dog** under 100 lbs. The sizes of the animals cannot exceed 80 pounds combined and aquariums are limited to 10 gallons
5. All pets must receive proper veterinary care and must be up-to-date on all vaccinations, with a veterinarian's statement provided to Management attesting to temperament and disposition of each pet. This veterinary statement must be updated and renewed with each lease.
6. All pets must be under the control of a responsible individual while on the common areas of the property and effectively restrained by a leash at all times outside of the unit.
7. 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 dog waste. Cat owners must place soiled cat litter in tied, plastic bags and disposed in the proper garbage facilities. There is a **\$100** fee for any resident who does not pick up their pet's waste.
8. No pet is to be left unattended in a tenant's unit for a period longer than that which is appropriate in the light of the needs of the pet. 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 or the emergency pet caretaker (listed on the pet agreement form) to remedy the situation. In a case where the emergency pet caretakers are unwilling or unable to assume responsibility for the pet, Management will enter the unit and arrange for the pet's care. Any costs incurred will be the tenant's responsibility.
9. Tenants are responsible for ensuring their pet(s) do not disturb or annoy other tenants or neighbors. Tenants whose pet(s) are determined by Management to be disturbing other must remedy the situation immediately. A tenant who fails to remedy the situation after **two (2)** warnings will receive a 30 day

notice to remove the pet, except in the case of a serious issue, e.g. a vicious dog, whereby the length of time may be shortened.

10. Tenants are responsible for all damages or injuries caused by their pets.

11. This Policy/Lease shall be incorporated as part of the tenant's lease.

Type of pet \_\_\_\_\_ Name of pet \_\_\_\_\_

Colors/Markings \_\_\_\_\_ Age \_\_\_\_\_

Tenant \_\_\_\_\_ Date \_\_\_\_\_

## PET AGREEMENT

This agreement is attached to and is part of the Rental Agreement dated \_\_\_\_/\_\_\_\_/\_\_\_\_ (month/date/year) between the tenant \_\_\_\_\_ (first name/last name) and SKY Property Management. This pet agreement is valid for one pet; any additional pets need a separate form.

The tenant(s) agrees to abide by pet policy/lease and the landlord agrees to permit tenant to keep the pet(s) described in this agreement in accordance with the pet policies. Because this agreement specifically prohibits keeping pets without SKY Property Management's permission, tenants agree to the following terms and conditions in exchange for their permission:

1. Tenants agree to keep their pet from being unnecessarily noisy or aggressive and causing any annoyance or discomfort to others and will remedy immediately any complaints made through SKY Property Management.
2. Tenants agree to provide their pet with an identification tag that the pet will wear at all times while on the premises. This tag must include the pet's name, owner's name, owner's telephone number and address.
3. Tenants agree to pay for pest infestation services resulting from pets allowed in the property by tenant after termination of occupancy
4. Tenants agree that this Agreement applies only to the specific pet described above and that no other pet may be substituted.
5. Agreement is on per-pet basis. Tenant must fill out separate paperwork for each additional pet, not including pets kept in a tank

### **Emergency caretaker for pet(s):**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

### **Veterinarian:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Tenant(s) hereby undertakes and agrees to remedy and pay for any damage caused to the rental unit and/or contents of the rental unit which shall have been caused by their pet(s) residing in the rental unit. For the avoidance of doubt any such damage shall not be deemed to be fair wear and tear. Tenant agrees to pay for the professional cleaning of the property at the end of the tenancy including the cleaning of all carpets and treating the property for fleas and mites.

By signing this agreement, tenant has agreed to the terms and conditions of this agreement and has paid a non- refundable pet fee of \$250 per pet and will pay \$25 monthly per pet for the duration of the lease.

Tenant \_\_\_\_\_ Date \_\_\_\_\_

Management \_\_\_\_\_ Date \_\_\_\_\_