



Pet Policy

- 1. CONDITIONAL AUTHORIZATION FOR PET(S).** Subject to the terms and conditions of this Addendum, Tenants may keep in the Premises, the pet(s) that are described below until the Lease expires. The Landlord may terminate the authorization sooner if Tenants' right of occupancy is lawfully terminated or, if in Landlord's judgement; Tenants and Tenants' pet(s), Tenant's guests or any occupancy violated any of the rules in this Addendum.
- 1. DESCRIPTION OF ANIMALS.** No more than two (2) maximum or combination of domesticated Dogs or Cats are allowed in the Premises. Exception is made if each dog is under 15 pounds, a total of 3 domestic dogs are allowed per apartment. Tenants may keep only the pet(s) described below. Tenants may not substitute any other pet(s). Neither Tenants nor Tenants' guests or occupants may bring any other pet(s), mammal, reptile, bird, amphibian, fish, rodent, arachnid or insect into the Premises. Tenants are not allowed to care for other people's pets in Premises.

Pet's Name: _____ Breed: _____
 Weight: _____ Age: _____ Color: _____ Is pet housebroken: _____
 City of License: _____ License #: _____ Date of last rabies shot: _____
 Pet Owner's Name: _____ Unit #: _____

- 2. RESTRICTIONS ON BREEDS AND WEIGHT.** The following dog breeds are prohibited: Rottweiler, Chow, Doberman Pincher, Pit Bull, American Staffordshire Terrier, Great Dane, Akita, Siberian Husky, Wolf-Hybrids. *(note that Fair Housing laws only apply to humans and not animals).*
The total maximum weight for all permitted dogs is 60 pounds. A weight exception is made for dogs who are within the breed restriction, but ages 10 years or older. If a dog is 10 years or older, the maximum weight is 80 lbs.
- 3. PROOF OF IDENTIFICATION, LICENSES AND VACCINATIONS.** Tenants must provide proof of breed, vaccinations and licenses for approved dogs and cats prior to move in. All approved dogs and cats must also wear identification collars or tags, which include proof of current vaccinations and Mi Place Registration Tags.
- 4. PET DEPOSIT.** A \$450 refundable one time pet deposit per pet for declawed pets or \$600 per pet for non-declawed pet is required upon lease signing.

- 5. RULES FOR PETS.** Tenants are responsible for the animal's actions at all times. Tenants agree to abide by these rules:
- The pet must not disturb the neighbors or other residents, regardless, of whether the pet is inside or outside the Premises.
 - Permitted pets must be housebroken.
 - No pet offspring(s) are allowed.
 - Pets may not be tied to any fixed object anywhere outside the Premises.
 - Tenants' pet(s) must be fed and given water inside the Premises. Do not leave pet food or water outside the Premises at any time.
 - Tenants must keep the pet(s) on a leash and under Tenants' supervision when outside the Premises. Unless on a leash, pets must be transported in a pet carrier. Landlord and Landlord's representatives may pick up unleashed pets and/or report them to the proper authorities. Landlord may impose reasonable charges for picking up and/or keeping unleashed pets.
 - A permitted pet(s) must be up to date on their shots. Documentation is required from a veterinarian for proof of this.
 - If the pet is a cat, Tenants must ensure that the cat(s) are litter-box trained. If the animal(s) defecates anywhere on the Property or in the Premises, Tenants are responsible for immediately removing the waste and repairing any damage. Tenants must comply with all local ordinances regarding animal defecation.
- 6. DNA TESTING.** Prior to a dog moving into the Premises, Tenants must have DNA testing done by a Mi Place/FP Management Employee and results will be kept on file. Additionally, all dogs must wear a Mi Place identification dog tag whenever they are on Mi Place grounds. Tenants who do not follow this rule will be subject to a fine of up to \$250.00 and may be asked to remove their pet from the Premises. Any Tenant who does not immediately pick up after their pet will be fined up to \$500.00. Second offense will be a fine of up to \$1,000.00 and the third offense will be fined up to \$1,500.00 and will be sent to our attorney for eviction proceedings. **DNA testing will determine Tenants who are breaking the pet rules and those who are not picking up after their pet will be fined accordingly.**
- 7. ADDITIONAL RULES.** Landlord has the right to make reasonable changes to the animal rules from time to time if Landlord distributes a written copy of any changes to every Tenant in the Property who is allowed to have pets.
- 8. VIOLATION OF RULES.** A default of this Addendum is also considered to be a default of the Lease contract. While the Landlord has the right to enforce any remedies permitted by the Lease such as a default, Landlord reserves the right, after written notice to Tenants, to require Tenants to remove the pet immediately and permanently from the Premises and the Property.
- 9. UNAUTHORIZED PETS.** Tenants who do not immediately register their pets will be fined \$600.00 on top of the \$450.00 pet deposit.

10. COMPLAINTS ABOUT PET. Any sightings of pet owner’s not picking up after their pet needs to be reported to the Landlord in writing. A fine up to \$250 will be assessed for the violation. Dog feces are one of the most common carriers of heartworms, whipworms, hookworms, roundworms, tapeworms, parvo, corona, giardiasis, salmonellosis, cryptosporidiosis and campylobacteriosis. A single gram of dog feces can contain 23 million fecal coliform bacteria. Tenants must also immediately and permanently remove the pet from the Premises if Landlord receives reasonable complaints from a neighbor or other resident or if Landlord determines that the pet has disturbed neighbors or other residents.

11. REMOVAL OF PET. In some circumstances, Landlord may allow an animal control officer or humane society representative to enter the Premises and remove the animal(s) if, in Landlord’s sole judgement, Tenants have: (a) abandoned the animal(s); (b) left the animal(s) in the Premises for an extended period of time without food or water; or (c) failed to care for a sick animal(s). Landlord reserves the right to remove or have removed any pet that is not kept in accordance with this Pet Addendum, becomes a nuisance or causes damage to the Premises or the Property.

12. LIABILITY FOR DAMAGES, INJURIES, CLEANING, ETC. Tenants will be jointly and severally liable for the entire amount of all damages caused by the animal(s), including all cleaning, flea and tick eradication and deodorizing **at a charge of \$225.00**. This provision applies to all parts of the Premises, including carpets, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances as well as landscaping and other outside improvements. If the items cannot be satisfactorily cleaned or repaired, Tenants must pay for Landlord to replace them completely. Payment for damages, repairs, cleaning, replacement, etc. are due immediately upon demand. Tenants are strictly liable for the entire amount of any injury that the animal(s) cause to a person or anyone’s property. Tenants are required to indemnify Landlord, its agents and employees for any damages, fees, all costs of litigation and attorney’s fees resulting from any such damage.

13. MULTIPLE RESIDENTS. All Tenants who signed the Lease must sign this Pet Addendum. Tenant, Tenants’ guests and any occupants must follow all pet rules. Each Tenant is jointly and severally liable for damages and all other obligations set forth in the Pet Addendum, even if they do not own the pet(s).

I have read and understand the policy stated above:

Tenant: _____

Date: _____

Tenant: _____

Date: _____

Landlord/Agent: _____

Date: _____