

PET AGREEMENT

LEASE AGREEMENT

The following is the pet policy of CAMDEN WOOD APARTMENTS which was developed in keeping with federal law. The purpose of this policy is to provide standards to insure the best possible environment for both pet owners and non-pet owners and to insure the responsible care of pets. All tenants and applicants will read and sign a copy of this policy in acknowledgement of this policy document and all the requirements set forth herein.

1. Any tenant or applicant who wishes to keep a pet shall so inform management prior to doing so and furnish all required documents and meet all conditions of the pet policy and Pet Agreement.
2. A Pet Agreement shall be signed immediately by any tenant who keeps a pet on premises.
3. Common household pets allowed on the premises ARE LIMITED TO domesticated dogs, cats, fish, birds and turtles kept for pleasure. No tenant shall have more than two cats or 2 dogs, or 1 cat and 1 dog. Snakes and rodents are not allowed
4. The maximum size of any pet is limited to 30 pounds. Tenant shall provide most recent pet health summary from their veterinarian which confirms weight, breed and age of the pet.
5. All female dogs over the age of six months and all female cats over the age of five months must be spayed. All male dogs over the age of eight months and all male cats over the age of ten months must be neutered. If health problems prevent such spaying or neutering, a veterinarian's certificate will be necessary to allow the pet to become or continue to be a reside on the premises.
6. Pets shall be restrained (cats and dogs must be leashed) when on development property outside the owner's apartment or visiting in the apartment of another resident. (If the housing manager designates a specific fenced pet walking area, pets could be unrestrained in those areas.)
7. Pet owners shall be liable for damage caused by their pets and shall maintain pet owners obtain liability insurance at all times while residing on the premises. The tenant shall make payment of a pet deposit for each dog or cat of \$200 or \$300 for 2 cats or dogs. Arrangements may be made to allow the tenant to pay the deposit over a period of time. No more than 3 - \$100.00 monthly installments.
8. Pet owners shall provide the name and address of a pet caretaker who will assume responsibility for the care of their pets should the owner be unable to, as well as the name and address of the veterinarian responsible for the pet's healthcare. If the tenant is unable to provide the name of a pet caretaker, he/she shall make alternative arrangements for pet care in an emergency and shall notify management of these arrangements. This information will be updated annually.
9. Breeding of pets is not allowed on the premises for any reason. No pet shall be kept for any commercial purpose.
10. Pets will not be tethered outside the leased premises or left unattended in common areas on decks or patios.
11. Pet siting for any additional pet is not allowed unless in compliance with all conditions of this policy.

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12. Pets of vicious or dangerous disposition shall not be permitted. Any pet duly determined to constitute under state or local law as a nuisance or threat may be required to be immediately removed

13. No pet shall be allowed to become a nuisance or create unreasonable disturbances described below.

Continuous barking for longer than 5 minutes or intermittently for more than 30 minutes

Exhibit aggressive behavior or potentially dangerous behavior toward any resident

Urinating or pooping on any areas within 50 ft of any building

Free roaming unattended without a leash

14. Any violation of any of the terms and conditions in this policy are grounds for eviction.

15. Pet Audits are performed on a random basis to confirm number and size of pets.

TENANT PET MAINTENANCE OBLIGATIONS

Tenant agrees to promptly and regularly perform the following obligations in respect to ownership of a pet:

Keep the unit and its patio or deck, clean and free of pet odors, insect infestation and pet feces, urine, waste and litter.

Restrain and prevent the pet from gnawing, chewing, scratching or otherwise defacing the doors, walls, windows and floor coverings of the unit, other units and the common area, buildings, landscaping and shrubs.

Immediately remove, clean up and appropriately dispose of any pet feces, waste and litter deposited by the tenant's pet on the common grounds, shrubs, flower beds, sidewalks, accessways, parking lots and streets of the project. Dispose of pet waste and litter using procedures for the tenant's specific building.

Tenant shall exercise proper restraint of a pet so as to prevent it from becoming a nuisance to any other tenant or person. Cats and dogs will wear an identification collar at all times.

The pet shall be maintained and properly licensed and inoculated as required by local, county or state statute, ordinance or health code.

A pet will not be permitted to disturb the health, safety, rights, comfort or peaceful and quiet enjoyment of other tenants.

Pets except service animals will not be permitted to enter gathering areas, except where properly restrained and where such is not offensive to the other tenants of the project. Pets except service animals will not enter areas designated as no-pet areas by the housing manager.

Tenants shall be responsible for the proper care and feeding of their pets. If the health or safety of the pet is threatened by the death or incapacity of the pet owner or if the pet is left unattended for 24 hours, the project manager may contact the responsible party designated by the pet owner in the pet registration. If that person is unavailable or unwilling to care for the pet, the project manager may contact the

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appropriate state or local authority to remove and care for the pet. If neither source of aid is available, the manager may enter the premises, remove the pet and arrange for pet care for no less than 30 days to protect the pet. Funds for such care will come from the tenant's pet deposit.

Maintain Up-to-date on vaccinations required by state law.

Keep pets free of any communicable infections or any parasites such as fleas.

Keep pet Clean and well groomed.

Pet must be House-trained.

Pet must be obedient, well-socialized and with no history of biting, excessive barking, chasing or aggressive behavior.

Pets must be covered under their owner's homeowners/renters insurance policy, which must

Insure against dog bites.

Be respectful of other TENANTS, and their pets, to ensure everyone can be safe and enjoy the property.

Ensure the leased area is "pet-proofed" and safe for their pet.

Ensure that their pet's behavior does not interfere with other resident's comfort

Provide their own poop bags.

Clean up after their pet immediately if any accidents occur.

Maintain homeowners/renters' insurance that covers dog bites.

I have an emotional support animal (ESA) prescribed by a medical professional : YES NO

Name of Medical Professional, _____ Phone# _____

Address _____ email: _____

I have a service animal which is trained to perform a specific task which I cannot do. YES NO

I agree to provide photograph, veterinarian documentation for the animal and training certification documents

I do not own or care for a pet at this time YES NO

Name: _____ Date: _____

Address _____

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I acknowledge receipt and understand all of the above information in the PET POLICY document

Signature _____ Date: _____

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NAME: _____

ADDRESS _____

PHONE _____

PET #1 BREED: _____

WEIGHT: _____

PET #2 BREED: _____

WEIGHT: _____

VETRINARIAN INFO: NAME _____

ADDRESS _____

PHONE _____

ALTERNATE CARETAKER INFO: NAME _____

ADDRESS _____

PHONE _____

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I hereby certify all the above information is correct and agree to comply with all of the requirements, restrictions, terms and procedures of the PET POLICY Document.

Tenant agrees to purchase and maintain renters' insurance which covers dog bite liability during occupancy of the premises.

Name(s) _____
Address _____

Signature _____
Date: _____

Signature _____
Date: _____

RENTERS INSURANCE RIDER WITH DOG BITE LIABILITY CLAUSE ATTACHED

LOCAL VETRINARIAN STATEMENT, BREED, SIZE, VACCINATIONS, ATTACHED