

CityLofts requires all tenants wishing to bring pets into the building and surrounding area to read, understand and abide by the rules outlines in this Pet Policy. These policies take into account the needs of management, all tenants and the needs of the pets themselves. The intent of this policy is to create a co-existence of our community living situation with an attitude of respect, cooperation and consideration.

1. Pet owners must register their pets with Management before the pet is brought on premises. Registration is required Annually.
2. All dogs and cats must wear identification tags that indicate the pet's name, owner's name, owner's address and telephone number.
3. Pets shall be properly licensed in accordance with state and city ordinances, with evidence of licensing provided to Management.
4. No more than 1 dog/cat may reside in one rental unit. However, Management reserves the right to increase the number at their discretion.
5. All pets must be able to be restrained by leash, carrier, or cage.
6. 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 a veterinarian's statement provided to Management. Verification will also be required with annual update.
7. Acceptable pets include dogs, cats, birds, and fish. Requests to keep pets of any other type must be presented to Management. Any animal may be deemed unacceptable by Management.

**Management does not accept the following breeds at this time:**

Pit Bulls & Staffordshire Terriers, Doberman Pinschers, Chows Rottweilers, Presa Canarios, German Shepherds, Great Danes, Akitas, Siberian Huskies, Wolf-hybrids. **Only pets under 40 lbs will be considered.**  
*Management has the right to override this rule on a case by case basis.*

8. All dogs and cats over the age of 6 months must be spayed or neutered, unless a veterinarian certified that health problems prevent it. A medical receipt from a veterinarian is required to prove the animal is spayed/neutered. If the pet entering the housing is under 6 months old, the pet owner agrees to have it spayed/neutered at 6 months of age.
9. All household pets must be effectively restrained by an individual while on any common areas of the property.

- 10.** 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 all dog waste deposited on the housing's streets or grounds. Cat owners must place soiled cat litter in tied, plastic bags and dispose of it in the garbage facilities. A waste removal penalty of \$25 per occurrence will be assessed for failure to comply with pet rules on waste removal.
- 11.** Pets shall not be allowed in any common area (other than assigned tenant unit) of the building, except to enter or exit the building.
- 12.** No pet is to be left unattended in a tenant's unit for a period longer than that which is appropriate. In general, dogs should not be left unattended for more than 8-9 hours, and other pets for more than 24 hours, on a regular basis. When Management has reasonable belief that a pet has been left unattended for an extended period of time, they will attempt to contact the tenant or the emergency pet caretakers (as noted below). If the tenant/emergency pet caretakers are unable to assume responsibility for the pet, Management may enter the Tenant's unit and make arrangements for the pet's care, including removing the pet and placing it in temporary care, such as a boarding kennel. Any costs incurred will be deducted from the tenant's pet and security deposit. Any balance beyond the pet deposit held will be due in full by tenant immediately.
- 13.** Pets shall be temporarily removed from the housing as requested by Management for purposes of, but not limited to: maintenance repair services, extermination services, preventative maintenance/housekeeping inspection.
- 14.** 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 3 warnings 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 the tenant's lease agreement and may be required to vacate the premises.
- 15.** All complaints about pets must be in writing, and will be reviewed by Management. A meeting may be held by Management, with the complainant and the pet owner to clarify the situation, and attempt to resolve it.
- 16.** Each tenant who wishes to keep a pet must pay a \$500 pet deposit. The pet deposit is fully refundable if Management determines that there are no damages or other expenses caused by the pet upon the apartment being vacated. The Tenant understands if damages caused by the pet Exceed the amount of the pet deposit, they are responsible for the total amount of damage caused by the pet.
- 17.** This policy shall be incorporated as part of the Tenant's lease.

**PLEASE PROVIDE THE FOLLOWING INFORMATION:**

Name of Pet: \_\_\_\_\_ Age: \_\_\_\_\_

Type/Description of Pet: \_\_\_\_\_

Tenant has provided proof (in the form of a receipt or other written verification from the pet's veterinarian) of the following: (please attach certificate/letter/license)

\_\_\_\_\_ License: Tag #: \_\_\_\_\_ Exp. Date: \_\_\_\_\_

\_\_\_\_\_ Proof of rabies vaccine: Tag #: \_\_\_\_\_ Exp. Date: \_\_\_\_\_

\_\_\_\_\_ Proof of distemper vaccine: Exp. Date: \_\_\_\_\_

\_\_\_\_\_ Proof of Spay/Neuter

*Tenant shall provide the following information and promptly notify Management in writing of any changes.*

**Veterinarian:**

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

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

**Emergency Pet Caretaker #1:**

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

Phone: (h) \_\_\_\_\_ (w) \_\_\_\_\_

**Emergency Pet Caretaker #2:**

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

Phone: (h) \_\_\_\_\_ (w) \_\_\_\_\_

I have read, understand and agree to the terms of this Pet Policy, which is an attachment to the lease agreement.

Tenant's Name (Printed) \_\_\_\_\_

Tenant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Managements Signature: \_\_\_\_\_ Date: \_\_\_\_\_