

Pet Policies

Owner/Management agrees to allow two pets within a leased property, providing the resident and pet owner agree to meet the following terms and conditions, without exception:

A. Screening/Registration

1. Pet owners must complete a Pet Application and Registration form before occupying the apartment. No application will be approved by the Owner, without a clear, current photograph or each pet, attached.

B. Permissible Pets

1. Only the pet(s) listed and described on the attached Pet Application, is authorized under this agreement.

2. **The following breeds, and any pet sharing a bloodline (mixed) with the following breeds, are strictly prohibited:**

American Pit Bull	Staffordshire Terrier	American Bulldog	Doberman Pinscher
Rottweiler	Chow Chow	Great Dane	Presa Canario
Akita	Alaskan Malamute	German Shepherd	Siberian Husky
Any Mastiff Breed	Amstaff Bulldog	Wolf Hybrid	

**** PLEASE COMPLETE ALL BREED INFORMATION, IN FULL, AS REQUESTED ON APPLICATION PAGE ****

3. Snakes and any other reptiles, Ferrets, Chickens, Rats, Pigs, and Rabbits are strictly prohibited.
4. Only two domestic pets will be allowed per home.

Management has the option to deny any pet at their discretion, based on application information, and photograph provided.

C. Restrictions

1. Resident warrants that the pet(s) is housebroken. Resident also warrants that the pet(s) has no history of causing physical harm to persons or property, such as biting, scratching, gnawing, etc., and further warrants that the pet(s) has no vicious history or tendencies.
2. Pets shall not be kept, bred or used for any commercial purpose.
3. Pets must be confined to the pet owner's home, must not be allowed to roam free and may not be tied outside
4. Pets in transit are to be carried, restrained by a leash or placed in an animal carrier. **NO EXCEPTIONS**
5. Persons who walk pets are responsible for immediately cleaning up after their animals, and discarding **securely bagged** pet droppings. **NO EXCEPTIONS**
6. Cat litter may not be disposed of in toilets. Nor may any pet waste be dropped down trash chutes unless securely bagged.
7. Pet owners are responsible for any damage to the common elements caused by their pets. Any damage caused by cleaning chemicals or other such materials used in an attempt to remedy said damage is also the full responsibility of each pet owner.
8. No pet shall be allowed to become a nuisance or create any unreasonable disturbance. Examples of nuisance behavior for the purpose of this paragraph are:
 - a. Personal injury or property damage caused by unruly behavior.
 - b. Pets that make noise continuously and/or incessantly for a period of 10 minutes or intermittently for ½ hour or more to the disturbance of any person at any time of day or night.
 - c. Pets who are not under the complete control of a responsible human companion, and on a short hand-held leash or in a pet carrier.
 - d. Animals that relieve themselves on walls or floors of common areas.
 - e. Animals who exhibit aggressive or vicious behavior.
 - f. Pets that are conspicuously unclean or parasite-infested.
9. Feeding, caring for, or otherwise aiding stray animals is prohibited. Injured or stray animals shall be reported to the local animal control authority for pick-up.
10. All Residents on attached lease shall indemnify, hold harmless, and defend Ball Realty Inc., Owner, and agents against all loss or liability, judgments, expense (including attorney's fees), or claims by third parties for any injury to any persons or damage of any kind whatsoever caused from Resident pet(s).
11. Birds must be caged properly. Fish aquariums are limited to 50-gallon capacity. Damage caused by leaky aquariums will not become Ball Realty's responsibility. A limit of (2) two birds is permitted. Birds and fish are excluded from the pet fees and pet rent
12. Resident will provide adequate and regular veterinary care of pet(s), ample food and water, and will not leave unattended for any undue length of time. Resident will diligently maintain cleanliness of sleeping and feeding areas.
13. It is further understood and agreed that if efforts to contact the Resident are unsuccessful, the Landlord or Landlord's agents may enter Residents home if reasonable cause to believe an emergency situation exist with respect to the pet. Example: include abuse, abandonment, or any prolonged disturbance. If it becomes necessary for the pet to be put out to board, any and all cost will be the Residents sole responsibility.
14. Resident agrees to permit Landlord to professionally fumigate the premises including grounds (if any) for fleas, and ticks and clean carpet during occupancy or post occupancy if necessary at a competitive price at the Residents expense.

D. Enforcement

1. There will be a non-refundable pet fee upon the animal's move-in, as follows: \$300.00 for first pet, \$200.00 for second pet.
**** Please be aware that the non-refundable pet fee in no way limits tenant's liability for damages.**
2. There will be a non-refundable monthly pet rent added to the lease agreement upon the animal's move in, as follows: \$30.00 per month, per pet.
**** The monthly pet rent does not apply towards any damages; it is a fee and is not a deposit.**
3. Any owner, resident or managing agent personnel observing an infraction of any of these rules shall discuss the infraction in a neighborly fashion with the pet owner in an effort to secure voluntary compliance.
4. Management also has the authority to assess and collect fines for violations of the house rules pertaining to pets, and to assess and collect the amount(s) necessary to repair, or replace, damaged areas or objects.
5. Damages to the exterior or interior of the premises including, but not limited to: grounds, flooring, walls, trim, finish, tiles, carpeting or any other fixture; caused by pet, will be the full responsibility of the Resident to pay for the full cost involved to repair, or replace, to its original condition.

Should a non-approved or unaccounted for pet be discovered, whether permanent, temporary, or visiting, the resident is subject to an immediate \$600.00 penalty fee, per pet. Additionally, \$60.00 pet rent will be added to your monthly rent total, for each pet found.

*Management has the right to deny any pet at their discretion. Should non-documented pets be found, they are still subject to approval and RESIDENT may be asked to remove the pet(s).

The undersigned do hereby agree and understand to meet the above standards and conditions.

It is understood that if negligence is found, owner/management reserves the right to revoke all agreements regarding pets.

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The undersigned hereby agree to the Pet Policies above, and assure that NO PET will reside, or visit, leased residence.

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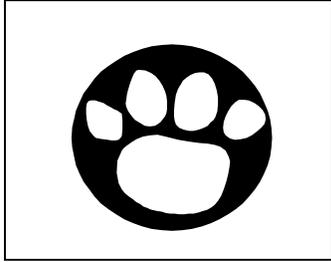
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Pet Application Registration Form



please attach photo here

Name of pet owner _____
 Apartment/unit number _____
 Home telephone number _____
 Work telephone number _____

Pet Information

Pet's name	Type/breed	Age	Spayed or Neutered	License or I.D. #

Pet Reference

Veterinarian _____
 Address _____ Phone _____

Your previous residence

Name of landlord or resident manager _____
 Address _____ Phone _____

Insurance

Agency _____
 Address _____ Phone _____

Pet's Emergency Caretaker

Name _____
 Address _____ Phone _____

I have read and understand the house rules pertaining to pets and I and other members of my household promise to fully comply.

Signature of pet owner _____ Date _____

Approved by _____ Date _____