

### **Pet Rules**

Tenants are responsible for the actions of the pet at all times. Tenants shall abide by the following rules:

1. Tenant shall provide Owner or Owners representative with a picture of the pet along with all medical and vaccination records with application.
2. Tenant acknowledges that this agreement is only for the specific pet whose information was provided to Owner or Owners representative.
3. Tenant acknowledges responsibility for pet at all times, including but not limited to damages by pet or pet-related infestations.
4. Tenant shall ensure that their pet will not disturb the rights, comforts and conveniences of others, both inside and outside of dwelling.
5. Service animals are required to be house broken. All other pets must be caged when owner is not present.
6. Tenant shall ensure that pet will not urinate or defecate on any unprotected carpet or floor. Pet may relieve itself on a patio inside litter boxes with a "litter" type mix.
7. Tenant acknowledges that they will pick up and dispose properly of pet defecation anywhere on the premises, including but not limited to fenced yards and common areas. Properly includes poop bags, pet scooper etc.
8. Should Tenant not pick up and properly dispose of pet waste, there will be a \$75.00 assessment for first occurrence, \$125.00 for second occurrence and \$200.00 for every occurrence after that. After the third occurrence is grounds for removal.
9. Tenant shall not tie pet to any object outside of the dwelling unit, including but not limited to: patio, walkways, stairwells, parking lots, or grassy areas. This does not apply to fenced-in yards.
10. Tenant shall provide food and drink to pets only inside of dwelling unit. Pet food or water may not be left outside dwelling unit at any time. This does not apply to fenced-in yards.
11. Tenant shall keep pet on a lease and under close supervision when outside the dwelling unit or fenced-in yard.
12. Tenant acknowledges that should pet be unleashed not inside the dwelling, Owner or Owner's representative shall have the right to pick the pet up and report to authorities. Should this occur, Tenant further acknowledges that Owner can impose charges for picking up and storing unleashed pets.
13. Tenant shall not pet-sit for others animals.



14. Tenant shall not breed or allow pet to reproduce. Should reproduction occur, Tenant shall inform management immediately and acknowledges that offspring will be housed elsewhere within eight weeks of birth.
15. Tenant acknowledges that Owner or Owners representative reserves the right to revoke pet-permission at any time with three days' notice.
16. Tenant shall keep pet vaccinations up to date and must provide a copy immediately to Owner or Owners representative upon request.
17. Tenant acknowledges that Penn Place Apartments reserves the right to do a monthly inspection to assess any possible damages caused by pets.
18. Tenant shall comply with all applicable laws and regulations concerning pets.
19. Tenant shall provide a \$175 non-refundable pet fee at the time of signing.
20. Tenant acknowledges that any animal on the property not registered under this Rental Agreement will be presumed stray and will be disposed of according to the law.
21. Tenant acknowledges that any identification issued by management will always be displayed on the pet collar.

\*Pets over 40 lbs. are prohibited, unless an exception has been granted by Corporate Office. No more than 2 pets in the apartment will be allowed.

The applicant represents all information on this pet application to be true and accurate and understands that the owner/manager will rely upon said information when accepting/rejecting the application. The applicant understands there is a minimum of \$175.00 non-refundable, pet fee for each animal, up to two per unit. Additionally, the tenant shall be charged \$25 per month, per animal for unit occupation. The applicant has read and understands the pet regulations and agrees that he/she and members of the applicant's household and/or guests will fully comply.

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_