



### **Pet Rules**

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

1. Nuisance - Tenants agree that their pet will not disturb the rights, comforts, and conveniences of neighbors or other Tenants. This applies whether the pet is inside or outside of the Tenant's dwelling.
2. Damages – The Tenant's pet may not cause damage to the property.
3. Sanitary - Dogs, cats and guide animals for handicapped persons must be HOUSE BROKEN. All other pets must be caged when owners are not present. The pet may not be allowed to urinate or defecate on any unprotected carpet, vinyl floor, or hardwood floor inside the dwelling. If pet defecation is permitted inside the dwelling unit or on patio areas, it shall be done in litter boxes with a "kitty litter" type mix. If pet defecation occurs anywhere on the property, including fenced yards for Tenants' exclusive use, Tenants shall be responsible for the immediate removal of waste in the dwelling or on the grounds and also repair any damage. There will be a fifty (\$50.00) charge assessed for each occurrence of Management cleaning up pet waste.
4. Disposal - Tenants should have a sanitary waste remover, commonly called a "Pooper-Scooper" or "Pet Scooper" with them at all times while walking the pet outside the unit and agree to remove and properly dispose of any pet waste. At the very least, Tenants shall have "poop bags" with them at all times while walking the pet outside the unit.
5. Pets shall not be tied to any fixed object outside the dwelling unit, including patio areas, walkways, stairwells, parking lots, grassy areas, or any other part of the property. This does not apply in fenced yards (if any) which are for Tenants' exclusive use.
6. Feeding – The Tenants' pet must be fed and watered inside the dwelling unit, and pet food or water may not be left outside the dwelling unit at any time (due to wild animals). This does not apply in fenced yards (if any) which are for Tenants' exclusive use.
7. Supervision - Pet shall be kept on a leash and under Tenants' supervision when outside the dwelling or Tenants' private fenced yard area.
8. The Owner or Owner's representative shall have the right to pick up unleashed pets and/or report them to the proper authorities. The Owner shall impose reasonable charges for picking up and/or keeping unleashed pets.
9. Tenants agree to comply with all applicable governmental laws and regulations (Leash Laws).



10. Identification - Any identification issued by Management must be displayed at all times on the pet collar.
11. Tenants agree not to breed or allow the pet to reproduce, but if this should occur, the pet's offspring will be placed elsewhere within eight weeks of birth.
12. Tenants agree to immediately pay for any damage, loss, or expense caused by their pet, and in addition, they will add \$175.00 which may be used for cleaning, repairs or delinquent rent when Tenants vacate. This added fee is non-refundable.
13. Tenants agree to pay for pest infestation services resulting from a pet allowed in the property by Tenant after the termination of occupancy. This will be taken out of the non-refundable pet fee should any funds be remaining after pet damages have been assessed.
14. Tenants agree that this Agreement applies only to the specific pet(s) described above and that no other pet may be substituted. Tenants agree to furnish the Owners with a picture of their pet and copies of current Vaccination records before occupancy.
15. Tenants agree that the Owners reserve the right to revoke permission to keep the pet should the Tenants break this agreement. Tenants will be given 3 days to remove the pet from the premises.
16. Any animals on the property not registered under this Rental Agreement will be presumed to be strays and will be disposed of according to law, at the option of the Landlord.
17. Penn Place Apartments reserves the right to do a monthly inspection of assigned apartments to assess any possible damages caused by pets. Notice will be posted.

\*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 \$350.00 non-refundable, pet fee for one animal and \$175.00 non-refundable fee for a second animal. 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: \_\_\_\_\_

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