



## NEIGHBORWORKS MOUNTAIN COUNTRY HOME SOLUTIONS PET POLICY/AGREEMENT

The following is the pet policy of NeighborWorks Mountain Country Home Solutions which was developed in keeping with the federal law and still allows responsible pet owners to enjoy the pleasure of an animal. The purpose of this policy/agreement is to provide standards to insure the best possible environment for both pet owners and non pet owners.

No pets may be acquired prior to written approval from NeighborWorks Mountain Country Home Solutions. Any Resident or applicant who wishes to keep a pet must request permission from NeighborWorks Mountain Country Home Solutions at least two weeks prior to acquiring the pet. Upon approval, a Pet Rider form must be signed by the Resident prior to obtaining the pet. Execution of this agreement and completion of Pet Rider form provides approval by NeighborWorks Mountain Country Home Solutions.

Common household pets shall include domesticated dogs, cats, rodents, fish, and birds kept for pleasure. No reptiles, snakes, turtles, ducks, geese, rabbits or exotic pets will be permitted. No Resident shall have more than two animals. The size of pets is limited to 75 lbs. All owners must be able to maintain control over their pets at all times. Residents may have unlimited fish but are limited to aquariums of 10 gallons or less capacity. One aquarium counts as one animal and a monthly pet fee shall be charged.

All female dogs and cats over the age of six months must be spayed. All male dogs and 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 resident of the unit.

Pet shall be restrained. For multi-family developments, cats and dogs must be leashed when on the development property outside the Resident's living unit or visiting in the unit of another resident. For single family home units, dogs must be leashed when outside the home and cats must not be allowed to leave the property being rented by the Resident.

Pet owners shall be liable for damage caused by their pets. While it is strongly suggested that pet owners obtain liability insurance, it is recognized that this is not possible for all Residents. NeighborWorks Mountain Country Home Solutions requires a pet deposit of \$400.00 that will cover up to two animals. If the pet's stay is less than 30 days in a 12 month period, the full \$400.00 will be refunded as long as there are no damages from the pet; more than 30 days only \$200.00 will be refundable.

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 do so, as well as the name and address of the veterinarian responsible for the pet's healthcare. If the Resident 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 must be updated annually.

Residents agree to pay an additional monthly pet fee of \$35.00 per pet for pets under 40 lbs and \$50.00 per pet for pets over 40 lbs. The monthly pet fee per fish aquarium is \$10.00.

Resident agrees to promptly and regularly perform the following obligations for the privilege of having the pet in the rented unit:

1. Keep the unit and its patios, if any, clean and free of pet odors, insect infestation and pet feces, urine, waste and litter.
2. Restrain and prevent the pet from gnawing, chewing, scratching or otherwise defacing the doors, walls windows, floor coverings, blinds of the unit, other units and the common area, buildings, landscaping and shrubs.
3. Immediately remove, clean up and appropriately dispose of any pet feces, waste and litter deposited by the Resident's pet on the grounds, shrubs, flower beds, sidewalks, access ways, parking areas and streets.
4. Pay for all damages caused by any pet immediately upon discovery and repair by the property manager.

#### RESTRICTIONS

Resident agrees to properly and at all times observe the following restrictions regarding ownership of a pet.

1. Resident shall exercise proper restraint of a pet so as to prevent it from becoming a nuisance to any other Resident or person. Cats and dogs will wear an identification collar at all times.
2. The pet shall be maintained and properly licensed and current on all vaccinations. Proof of both license and vaccinations shall be provided to NeighborWorks Mountain Country Home Solutions annually at the time of lease renewal.
3. Pets of vicious or dangerous disposition shall not be permitted. Any pet determined by NeighborWorks Mountain Country Home Solutions to be a nuisance or threat may be required to be immediately removed. In the event the Resident does not permanently remove the pet within 24 hours of notification, a \$400.00 fine will be charged and \$10.00 per day for every day the pet remains in the unit after the 24 hours.
4. Residents will ensure the pet or pets will not be permitted to disturb the health, safety, rights, comfort or peaceful and quiet enjoyment of other Residents.
5. For multi-family developments, no pets, except service animals shall be permitted in areas designated as "no-pet" areas by NeighborWorks Mountain Country Home Solutions.
6. Residents 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 or more, the property manager may contact the responsible party designated by the pet owner during the approval process. If that person is unavailable or unwilling to care for the pet, the property manager may contact the appropriate local authority to remove the pet.
7. Canine breeds not permitted include but are not limited to: Pit Bull Terriers, Staffordshire Terriers, Rottweilers, German Shepherds, Presa Canarios, Chows Chows, Doberman Pinschers, Akitas, Wolf-hybrids, Mastiffs, Came Corsos, Great Danes, Alaskan Malamutes, Saint Bernards and Siberian Huskies. NeighborWorks Mountain Country Home Solutions and/or its designated property manager reserve the right to refuse any pet.

Resident understands that any violation of this agreement will result in fines and possible termination of this agreement and/or the Resident lease.

Animals individually trained to do work or perform tasks for the benefits of a person with a disability are exempt from the additional fees of this policy.

This policy may change without notification to Resident. By signing below, Resident agrees to the terms and conditions of this Pet Policy/Agreement and the attached Pet Rider.

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Resident

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Date

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Resident

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Date

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Property Manager

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Date

**Pet Rider**

Resident Name: \_\_\_\_\_ Date: \_\_\_\_\_

Resident Address: \_\_\_\_\_

Deposit: \$ \_\_\_\_\_ Monthly pet fee: \$ \_\_\_\_\_  Lease agreement amended

**Animal #1**

Species:  Dog (canine)  Cat  Other: \_\_\_\_\_

If Canine, type of breed \_\_\_\_\_

Sex:  Male  Neutered  Female  Spayed Age: \_\_\_\_\_

License Information:

Municipality: \_\_\_\_\_ License #: \_\_\_\_\_

Date Licensed: \_\_\_\_\_

Rabies expiration date: \_\_\_\_\_

Attach current vaccination records including rabies and sterilization records.

**Animal #2**

Species:  Dog (canine)  Cat  Other: \_\_\_\_\_

If Canine, type of breed \_\_\_\_\_

Sex:  Male  Neutered  Female  Spayed Age: \_\_\_\_\_

License and Vaccination Information:

Municipality: \_\_\_\_\_ License #: \_\_\_\_\_

Date Licensed: \_\_\_\_\_

Rabies expiration date: \_\_\_\_\_

Attach current vaccination records including rabies and sterilization records.

**Resident Attestation**

The Pet Policy/Agreement and the Pet Rider is an addendum to the Residential Rental Agreement. By signing the Pet Policy/Agreement, Resident agrees to pay the fees outlined in the Agreement and Pet Rider, in addition to all other Rent and Fees in the Residential Rental Agreement. Resident agrees to maintain licensing and vaccinations for pets in the Agreement. Resident will also provide documentation requested by Owner for annual certifications. If pets maintained by Resident change and are not listed by this Pet Rider, the Resident will be found in violation of this Pet Policy/Agreement. Resident also agrees to abide by all other terms of the Residential Rental Agreement.