

EAGLE POINT MANAGEMENT, LLC



MULTIFAMILY HOUSING MANAGERS

Pet Policy

Resident Name: _____

Property: _____

Unit: _____

Check One:

_____ I have a pet(s) to add to my household and have additionally completed page 3 of the Pet Policy (Pet Policy Information Attachment).

_____ I do not have a pet to add to my household at this time, but acknowledge the rules outlined in the Pet Policy.

Eagle Point Management, LLC requires all households wishing to bring pets into its buildings to read, understand and abide by the rules outlined in this Pet Policy. These policies consider the needs of management, pet owning residents and non-pet owning residents, as well as the needs of the pets themselves. The intent of this policy is to create a harmonious co-existence of all in our community living situation by fostering an attitude of respect, cooperation, and consideration.

1. Pet owners must register their pets or visiting pets with Management **before** the pet is brought on premises and have written approval by management.
2. Pets must have all vaccines in accordance with state and local law. Vaccination proof must be provided at the time of bringing the pet into the household. It is the responsibility of the household to maintain documentation of future vaccines, in accordance with state and local law.
3. Pets must be properly licensed in accordance with applicable state and city ordinances, with evidence of licensing provided to Management at the time of bringing the pet into the household.
4. Pet owners shall provide the name and phone number(s) of a pet caretaker who will assume responsibility for the care of their pets should the owner be unable to, as well as the name and address of the veterinarian responsible for the pet's health care. This information must be provided at the time of bringing the pet into the household.
5. Acceptable pets include dogs and cats. Fish, birds, ferrets, rabbits, and poisonous animals are prohibited. Requests to keep pets of any other type must be presented to Management in writing and will be accepted or denied at Management's discretion.
6. No more than two (2) pets may reside in one home.
7. Pet rent is \$25 per month per cat and/or dog. Pet rent is not required for a pet that is visiting for two weeks or less during the term of a lease.
8. Each resident who wishes to have a pet must pay a pet fee when the pet is brought into the unit. One-time fee amount is \$150 per pet, non-refundable. Other charges may be requested by Management upon move-out. A fee is not required for a pet visiting for two weeks or less during the term of a lease.
9. All dogs and cats must wear identification tags that include the pet's name, owner's name, owner's address, and telephone number.
10. Dogs and cats must be neutered or spayed when the pet's age allows for it.
11. All pets must be housebroken, or litter trained.
12. Pet owners must immediately pick up and dispose of all pet waste on the building's streets or grounds. Residents who fail to pick up pet waste will be assessed a \$100 fee per incident plus any additional fees incurred from the use of third-party companies. Subsequent incidences may result in additional fees and/or termination of tenancy.

13. Owners who have animals who use litter must place soiled litter in tied, double plastic bags and dispose of it in the garbage container.
14. All pets are restricted from entering any garden areas, playgrounds, courtyards, or fenced landscaping for any reason.
15. Residents are responsible for keeping all areas where pets are housed clean, safe, and free of parasites, including fleas.
16. Pets are to be leashed, and in the custody of a responsible party who can physically control the pet, whenever they are outside the Resident's apartment.
17. Pets shall not be allowed in any common area (including but not necessarily limited to lobbies, community rooms, halls, laundry rooms) of the building, except to enter or exit the building.
18. Dogs may not be left unattended in an apartment for more than an eight (8) hour period. The animal owner must arrange for the dog to be taken out of the unit for exercise. The dog owner must arrange for someone to care for the dog and ensure that the dog does not defecate or urinate in the apartment. Dogs will be required to be boarded off the premises, when the Owner(s) is/are absent for any period longer than eight (8) hours.
19. Animals may be attended to in the pet owner's apartment by other individuals only when prior written approval has been given by the owner/agent. The owner/agent will not accept responsibility for providing access to the apartment for this purpose.
20. Animals found unattended longer than twenty-four (24) hours will be removed from the premises to either the Emergency Pet Caretaker listed in the Pet Policy Information Attachment, the documented alternative guardian listed in the animal's registration or, at the owner's expense, a local boarding facility if the Pet Caretaker or alternative guardian cannot assume immediate responsibility for the animal. If none are available, the animal will be placed in the care of a local animal control organization.
21. Animals are not permitted to be "penned" or "caged" on balconies or patios (if applicable) during the night or while the resident is away from the apartment. No screening, fencing, etc., may be added to any balcony/patio area or to the property grounds. Animals may not be leashed or tied to any interior or exterior building fixture at any time.
22. If the pet interferes with the rights of other residents, staff or other animals through excessive noise, smell, property/possession destruction, or shows aggression towards other residents, staff, other animals, or guests of the property, or if management revokes consent, the owner will arrange board for the pet(s) for the remainder of the lease term, at resident's expense.
 - a) Residents are responsible for all damage or injuries caused by their pets.
 - b) The property owners, management or their agents are not liable for any injury, damage or injuries caused by the resident's pet. Residents with a pet are strongly encouraged to get renter's liability insurance.
23. Pets shall be temporarily removed from the housing for purposes to include, but not necessarily limited to, delivery of maintenance repair services, extermination, and preventive maintenance/housekeeping inspection, as requested by Management.
24. This Pet Policy shall be incorporated as part of the resident's lease.

I have read, understand, and agree to the terms of this Pet Policy.

Resident's Name (Printed)

Resident's Signature

Date

Management Signature

Date

Pet Policy Information Attachment

Resident Name: _____ Property: _____ Unit: _____

Date Pet(s) Approved by Management (Date Added to Household): _____

Pet #1

Type of Pet (Cat, Dog, Other (List)): _____

Name: _____ Age: _____ Description/Breed: _____

Resident has provided evidence (in the form of a receipt or other written verification from the pet(s) veterinarian of the following: (attach evidence)

___ License: Tag No. # _____ Exp. Date: _____

___ Evidence of Rabies Vaccine: Tag No. # _____ Exp. Date _____

___ Evidence of Distemper Vaccine: Exp. Date _____

___ Evidence of Spay/Neuter _____

___ Breed & Weight _____

Pet #2

Type of Pet (Cat, Dog, Other (List)): _____

Name: _____ Age: _____ Description/Breed: _____

Resident has provided evidence (in the form of a receipt or other written verification from the pet(s) veterinarian of the following: (attach evidence)

___ License: Tag No. # _____ Exp. Date: _____

___ Evidence of Rabies Vaccine: Tag No. # _____ Exp. Date _____

___ Evidence of Distemper Vaccine: Exp. Date _____

___ Evidence of Spay/Neuter _____

___ Breed & Weight _____

Resident shall provide the following information and promptly notify Management in writing of any changes. Management reserves the right to notify the veterinarian and/or emergency pet caretakers that they have been designated as such and to verify their willingness to act as such.

Veterinarian:

Name: _____

Address: _____ Phone: _____

Phone: _____

Emergency Pet Caretaker #1:

Name: _____

Phone: (H) _____ (W) _____

Emergency Pet Caretaker #2:

Name: _____

Phone: (H) _____ (W) _____

Proof of Renters Insurance (If Resident has decided to obtain such insurance, this is not required)

Insurance Name: _____ Phone #: _____