



## Christian Management Corp Pet Policy & Agreement

<b>Rental Address:</b>	
<b>Resident(s):</b>	

- Allowable Pets:** Cats and dogs; caged or enclosed environment pets such as birds, hamsters, gerbils, turtles, and fish are allowed, subject to the following restrictions: No wildlife species (crows, raccoons, etc.); no venomous or potentially harmful pets (snakes, spiders, scorpions, carnivorous fish, etc.); or other reasonably objectionable animals/insects can be kept on the premises. No more than two pets per rental unit are allowed at any time. NO AGGRESSIVE BREED (ie: Pitbulls, German Shepherds, etc.) animals are allowed on the property at any time and are grounds for immediate eviction. A list of prohibited dog breeds is available in the management office upon request.
- Veterinary Certificates:** Tenant must produce written evidence showing all necessary vaccinations that have been administered to pets as required by law or common veterinary practice. Cats and dogs must be neutered and must also be verified in writing from a veterinarian.
- Waste Disposal:** Litter boxes, cage liners or other pet waste receptacles must be emptied on alternate days at a minimum. Dogs must be walked twice daily. If pet relief areas are designated those must be used. Dog owners are responsible for the prompt removal and proper disposal of animal droppings in proper bags and inside the dumpster.
- Animal Care & Control:** Dogs must be on a leash when walked on the premises. Animal(s) MUST be tethered or in a secured cage anytime they are outside of the rental unit. NO animal is allowed to run freely on the grounds. Proper care and feeding must be provided to all pets. In the event of the discovery upon periodic or special inspection by the Owner or Agent, of improper care (i.e.: lack of food or water, excessive insect infestation, unsanitary conditions, abuse, or neglect), the pet will be promptly removed and placed in the control of the local humane society or appropriate governmental agency. Pets are not to be left for any period exceeding 12 hours.
- Nuisance:** Pets which become a nuisance, by the creation of excessive noise or the display of aggressive behavior or other reasonably objectionable conduct, based upon the complaints of other tenants, neighboring households or the observation of the Owner or Agent, shall be removed from the premises and the property by the Tenant upon the Owner's or Agent's request and if not done so within 48 hours will be removed by the owner or agent.
- Inspections:** The rented premises of pet owners are subject to inspections under the same terms as other tenants, with the exception that a rental unit with a pet inside that is reasonably suspected of being neglected or in distress may be entered under the same conditions as any other emergency situation.

7. **Repairs/Fumigation:** In the event that a pet has damaged property or the premises or has caused an infestation of fleas in the rental premises, the Tenant will be immediately responsible to remedy the damages or infestation in accordance with the property's standard responsive maintenance program with the understanding that Tenant will be fully liable for payment for same within thirty (30) days of billing. In the event of the discovery of such damage or infestation after the vacancy of the Tenant, the then former Tenant shall likewise remit full payment for damages in excess of the pet fee.
8. **Pet Fee:** The Tenant has paid a non-refundable fee of \$\_\_\_\_\_ (\$300.00 per pet) to the Owner or Agent to apply to pet related damages for which no recovery has been or will be made. This fee applies to inside or outside animals.
9. **Insurance:** Tenant agrees to purchase a renter's insurance policy that provides coverage to Tenant in the event of damages to persons or property as a result of pet ownership. The Tenant agrees to hold the Owner or Agent harmless in situations where the Owner or Agent have no direct liability in cases of damage to persons or property by the pet.
10. **Penalties:** Failure of the Tenant to abide by the provisions of this agreement shall include removal of the pet, termination of Tenant's residency, or both. If you are housing a pet and have not paid the mandatory \$300.00 pet fee per pet, the fee doubles to \$600.00 each and is due immediately.
11. **Visitors:** Tenant agrees that should visitors bring an animal with them that the visiting animal MUST follow the terms of this agreement. (Ex. Tethered, no aggressive breeds, etc). Any visiting animal may not stay for more than FORTY-EIGHT (48) hours. Tenant agrees they are to be held liable for any damage caused by visitors and their animals.
12. **Description:** Only the animal (s) described below will be allowed to be kept on the premises under the terms of the agreement:

	<b>Pet 1</b>	<b>Pet 2</b>
Type of Pet		
Breed/color, markings		
Name of pet		
Estimated or actual weight		
Veterinarian Name		
Veterinarian Phone Number		
Date vaccination record verified		
Date record of neutering verified		
Emergency Contact Name		
Emergency Contact Phone Number		

I understand and agree to the provisions of this agreement:

Tenant	Date	Tenant	Date	Tenant	Date
Tenant	Date	For Christian Management Corporation			Date