

# Pet Policy

R&Y Millhouse LLC requires all tenants wishing to bring pets into the community to read, understand and abide by the rules outlines in this Pet Policy.

These policies take into account the needs of management, pet owning tenants and non-pet owning tenants, 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 with the property manager before the pet is brought on premises and must update the registration annually.
2. Acceptable pets include dogs, cats, birds, and fish. Requests to keep pets of any other type must be presented to Management in writing. Any animal may be deemed unacceptable by Management if it is not considered an appropriate pet for the rental situation (for example, based on its disposition). All pets must be able to be restrained by leash, carrier or cage.
3. No more than **1** cat and/or dog may reside in one rental unit. However, Management reserves the right to increase the number of pets allowed at their discretion.
4. All dogs and cats must wear identification tags that indicate the pet's name, owner's name, owner's address and telephone number.
5. All dogs and cats over the age of 6 months must be spayed or neutered, unless a veterinarian certified that health problems prevent it. If the pet entering the housing is under 6 months old, the pet owner agrees to have it spayed/neutered (at approximately 6 months of age). A medical receipt from a veterinarian is required to prove the animal is spayed/neutered.
6. Pets need to be inoculated in accordance with state and local law. All pets must receive proper veterinary care, and must be up-to-date on rabies and distemper vaccinations, with a veterinarian's statement to this effect provided to Management. Such verification will also be required with annual registration update.
7. All pets must be effectively and appropriately restrained and under the control of a responsible individual while on the common areas of the property.
8. Pets shall not be allowed in any common area (including but not necessarily limited to lobbies, community rooms, halls and laundry rooms) of the building and exterior patio, except to enter or exit the building.
9. Tenants are responsible for keeping all areas where pets are housed clean, safe and free of parasites, including fleas. Dog owners must immediately pick up and dispose of all dog waste deposited on the housing's streets or grounds. Cat owners must place soiled cat litter in tied, plastic bags and dispose of it in the garbage facilities. A waste removal penalty of \$50 per occurrence will be assessed for failure to comply with pet rules on waste removal. Such fee will be imposed when Landlord has reason to believe dog

owner failed to pick up after their pet and Landlord shall not be required to show evidence of such to impose fine.

10. Pets shall be properly licensed in accordance with applicable state and city ordinances, with evidence of licensing provided to Management.
11. Pets shall be temporarily removed from the housing for purposes to include, but not necessarily limited to, delivery of maintenance repair services, extermination services and preventative maintenance/housekeeping inspection, as requested by Management.
12. No pet is to be left unattended in a tenant's unit for a period longer than that which is appropriate in light of the needs of the pet. In general, dogs should not be left unattended for more than 3 hours, and other pets for more than 24 hours, on a regular basis. When Management has reasonable cause to believe a pet has been left unattended for an extended period of time, Management will attempt to contact the tenant or the emergency pet caretakers (listed below) to remedy the situation. If the emergency pet caretakers (listed below) are unwilling or unable to assume responsibility for the pet, Management may enter the Tenant's unit and make necessary arrangements for the pet's care, including removing the pet and placing it in a temporary home, such as a boarding kennel. Any costs incurred will be deducted from the tenant's pet and security deposit.
13. All complaints about pets must be in writing, and will be reviewed by Management. A meeting may be held by Management, with the complainant and the pet owner to clarify the situation, and attempt to resolve it.
14. Tenants are responsible for ensuring that their pets do not disturb or annoy other tenants or neighbors (example, but not limited to barking in unit). Tenants whose pet is determined by Management to be disturbing others must remedy the situation immediately. A tenant who fails to remedy the situation after 2 warnings will receive a 30-day notice to remove the pet, except in the case of a serious problem, e.g. a vicious dog, whereby the length of time may be shortened in the interest of public safety. If the tenant fails to remove the pet, the tenant will be considered in breach of the tenant's lease agreement and may be required to vacate the premises.
15. Tenants are responsible for all damages or injuries caused by their pets, including extermination costs.
16. Each tenant who wishes to keep a pet must pay a **\$250** pet deposit. The pet deposit is refundable less cost of professional carpet shampooing as directed by Landlord(including applicable interest) and/or other expenses or charges caused by the pet upon Tenant's vacating the apartment or permanently relocating the pet. The Tenant understands if damages caused by the pet exceed the amount of the pet deposit, the tenant is responsible for the total amount of damaged caused by the pet.
17. This policy shall be incorporated as part of the Tenant's lease.