
PET POLICY

We believe that for some residents, having a pet is an important part of life. Therefore, we have established a pet policy which welcomes residents' pets while protecting the residents who do not own pets. This policy also addresses invited guests of our residents who bring a pet while visiting the community. The following

outlines the conditions under which pets are welcome at _____
(the Community).

1. Your request to have a pet must be made in writing and approved in advance by the Executive Director.
2. You must provide proof of and agree to maintain at all times (as applicable) the following:
 - a. Local Pet license
 - b. Current immunization records
 - c. Liability insurance in an amount adequate to cover injuries and damage caused by your pet.
3. Permitted pets include cats, dogs (within the weight limit specified in the handbook), fish and birds. We allow a total of 2 pets per residence.
4. If your pet is a dog or cat, please ensure that your pet wears a collar with appropriate identification (including Resident's telephone number) at all times.
5. If your pet is a bird, it must be caged at all times, both in and out of your Apartment.
6. Pets are permitted in indoor common areas (as outlined in community handbook) but must be supervised at all times. Pets are not permitted in any area where the presence creates a significant health or safety risk. With the exception of qualified service animals, pets are not allowed in food service areas.
7. Please keep your pet either on a leash (no longer than six feet long), or secured in a pet carrier, firmly held at all times when outside your Apartment. Pets are not allowed on common area furniture, including lap holding.
8. Your guests may not bring pets of any kind on community grounds without prior written approval of the Executive Director.
9. You are solely responsible for the care and feeding of your pet. Our associates may not assume any responsibility for the care of your pets. You are required to clean up after your pet and immediately remove and dispose of any waste.
10. You are responsible for providing the name and telephone number of a person authorized to care for your pet in the event you are unable to do so.
11. You are also responsible for boarding your pet in your absence. In the event your pet is left unattended for more than 24 hours, we reserve the right to arrange for your pet to either be delivered to the individual authorized to care for your pet or a pet sitting service. You will be responsible for any costs we incur.
12. You agree to keep your pet clean and free of fleas, ticks and lice.
13. Pets cannot live outside the building.
14. You must prevent your pet from making excessive noise, being disruptive, or aggressive to other residents or their pets.

15. You will be responsible for any property damage or injuries to persons or domestic animals caused by your pet (or the pet of your invited guests) occurring within the community buildings or on community grounds. Damages for injuries caused and repairs or replacement of property suffered by the Community and its residents, associates, guests or invitees will be at your expense. You agree to pay all costs and expenses incurred by us, including reasonably attorneys' fees and court costs, for claims brought against us as the result of the actions of your pet, or the pets of your guests.
16. We may request that your pet be removed from the Community, upon 24-hour notice, if we determine that you have failed to comply with the policy. We may also request the removal of any pet if they impede normal business operations, unduly disrupt or interfere with our residents or associates, or if we determine that you are unable to care for your pet.

We abide by the Americans with Disabilities Act, the Fair Housing Act and all other laws applicable to the accommodation of disabilities, so we welcome service animals. Please contact the Executive Director to discuss accommodations for qualified service animals.

Resident/Responsible Person Signature

Date

Resident/Responsible Person Signature

Date

Community Representative Signature

Date

Community:

Address: