



www.TaylorCookProperties.com

PET OWNERSHIP POLICY

GENERAL

Pet ownership by tenants of Taylor Cook Property Leasing Group, LLC (“TCP Leasing Group”) shall be allowed in designated units/houses, subject to compliance with the requirements set forth in this policy.

APPLICATIONS

Current Tenants: If you would like to keep pets in your unit/house, you must complete the Pet Application Form. Applications will be processed within thirty (30) days, provided all documentation is submitted.

Approval and denial of pet applications shall be in writing. Approvals will be accompanied by a lease amendment the Tenant will be required to sign. Denials will include the reason for denial. Pets are not allowed to reside at TCP Leasing Group managed units/houses until the Tenant receives authorization from TCP Leasing Group.

New Tenants: If you have a pet that you would like to reside at the property, you must add that pet to the rental application in which you will fill out an additional application for your pets for approval within 3-5 business days.

TYPES OF PETS

Please see below for specific policies regarding small pets and large pets.

1. Small Pets (pets kept in cages / aquariums such as hamsters, turtles, birds, and fish)

- There is a limit of one cage and / or one aquarium for each unit.
- There is a maximum of two animals per cage / aquarium.
- Aquariums are not to exceed 75 gallons.
- Small pets shall be maintained in their cage / aquarium within the tenant’s unit.
- Pets / animals (except fish) left unattended for more than 24 hours are subject to removal and transfer to the proper authorities.
- Tenants shall take adequate precautions to eliminate any pet odors within their unit and maintain their unit in a sanitary condition at all times.
- Tenant is responsible for all damages caused by their pets. Charges stemming from such damage will be levied on the Tenant at the time the damages occur or are identified by TCP Leasing Group.
- For small pets, no pet deposit will be required with proper authorization.

2. Mid-sized Pets (dogs and cats) – Large Pets Not Accepted

- There is a limit of one mid-sized pet for each leased unit/house.
- The breed of dog or cat cannot exceed 25 to 35 pounds in size at adulthood.

- Prohibited breeds: No vicious or intimidating dogs or cats will be approved. In all cases, the following breeds of dogs are prohibited – Pit Bulls, Dobermans, Rottweilers, and Bull Dogs. TCP Leasing Group reserves the right to determine other breeds as vicious or intimidating on a case by case basis.
- Written notice must be submitted for any enclosures or ties placed on the premises of the rental property. Pet shall not be tied up for long periods of time and shall not cause grass to die due to consistent outdoor restraint. If dog enclosure is permitted, they must be maintained and shall not have odors or waste buildup or cause insect or flies to swarm. As a pet owner, you are required by city ordinance to maintain a clean living environment for your pet inside and outside. Dogs on outdoor leashes must be supervised by Tenant and Tenant shall be responsible for any damages and/or medical bills caused by your pet to other tenants.
- Pets shall be maintained within the tenant's unit. When outside of the unit they must be kept on a leash or carried and under the control of the Tenant or other responsible individual at all times.
- Tenants shall not alter their unit, patio, or unit area to create an enclosure for an animal.
- Tenant must agree to control the noise of pets so that such noise does not constitute a nuisance to other Tenants or interrupt their peaceful enjoyment of their housing unit or premises. This includes, but is not limited to, loud or continuous barking, howling, whining, biting, scratching or other such activities.
- Tenants must agree to be present on the day of inspection or maintenance repairs to care for their pets or remove their pet from the unit so the unit is vacant until the inspection or maintenance repair is completed.
- Pets / animals (except fish) left unattended for more than 24 hours are subject to removal and transfer to the proper authorities.
- Tenants shall take adequate precautions to eliminate any pet odors within their unit and maintain their unit in a sanitary condition at all times.
- Tenant is responsible for all damages caused by their pets. Charges stemming from such damage will be levied on the Tenant at the time the damages occur or are identified by TCP Leasing Group.
- A pet deposit of \$100/cat and/or \$300/dog shall be due and payable when the pet is authorized. Deposits will be refunded, less damage costs attributed to the pet, at the time the pet vacates the unit.
- Pets must be spayed or neutered. Proof must be submitted with application for keeping the animal.
- For each pet, the following must be attached to application for keeping the animal.
 - a. Certificate signed by a licensed veterinarian or state / local authority that the animal has received all inoculations required by state or local law, and that the animal has no communicable disease(s) and is pest free.
 - b. Photograph of the animal.
- Cats are to use litter boxes kept within the Tenant's unit and cleaned periodically. Tenant is not allowed to let waste accumulate. Waste is to be placed in a plastic bag, closed and disposed of properly (by placing it in a sealed plastic bag and disposing of it in an outside trash bin).
- Dog owners are forbidden from permitting their animals to deposit waste on the project premises. If animal waste is deposited on the premises, the Tenant pet owner shall be responsible for the immediate removal from the premises of any / all waste deposited by their pet by placing it in a sealed plastic bag and disposing of it in an outside trash bin.

TENANT VIOLATION OF RULES

- Tenants who violate these rules are subject to being required to correct the violation or remove the animal from the dwelling unit within fifteen (15) days notice by the TCP Leasing Group. The TCP Leasing Group will send a notice that will contain a statement citing the policy violation. If the Tenant fails to correct the violation or remove the animal within fifteen (15) days, the TCP Leasing Group will begin the process of termination due to lease violations.

PETS TEMPORARILY ON PREMISES

Pets which are not owned by a tenant will not be allowed. Tenants are prohibited from feeding or harboring stray animals.

PET CARE

- No pet (excluding fish) shall be left unattended in any unit for a period in excess of twenty-four (24) hours.
- All Tenant pet owners shall be responsible for adequate care, nutrition, exercise and medical attention for their pets.
- Tenant pet owners must recognize that other Tenants may have chemical sensitivities or allergies related to animals, or may be easily frightened or disoriented by animals. Pet owners must agree to exercise courtesy with respect to other Tenants.

RESPONSIBLE PARTIES

At the time application is made to keep a pet, the Tenant pet owner will be required to designate two responsible parties for the care of the animal if the health and safety of the animal is threatened by the death or incapacity of the owner; or by other factors that render the owner unable to care for the animal.

PET REMOVAL

If the health or safety of the animal is threatened by the death or incapacity of the owner, or by other factors that render the owner unable to care for the animal (including pets who are poorly cared for or have been left unattended for over twenty-four [24] hours), the situation will be reported to the responsible parties designated by the Tenant pet owner.

If the responsible party is unwilling or unable to care for the pet or if the TCP Leasing Group, after reasonable efforts, cannot contact the responsible party the TCP Leasing Group may contact the appropriate state or local agency and request the removal of the pet. Any cost to remove the animal will be a charge to the Tenant owner.

EMERGENCIES

The TCP Leasing Group will take all necessary steps to ensure that pets which become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others, are referred to the appropriate state or local entity authorized to remove such animals. Any cost to remove the animal will be a charge to the Tenant owner.

INSPECTIONS

The TCP Leasing Group may, after reasonable notice to the tenant, enter and inspect the premises.

PET POLICY AMENDMENTS

The TCP Leasing Group reserves the right to amend the pet ownership policy, including the right to change or increase the required deposit.

- *see next page for Acknowledgement of Receipt and Agreement -*

**Pet Ownership Policy
Acknowledgement of Receipt and Agreement**

I have received a copy and understand the TCP Leasing Group Pet Ownership Policy and I agree to comply with all provisions of the Policy.

Tenant Name (please print)

Address

Tenant Signature

Date