

# AMERICAN RESIDENTIAL MANAGEMENT

## PET POLICY AND ADDENDUM

(Signed copy must accompany Lease Application)

### Height and Weight Limitations:

The following Height and Weight Limitations are based on pets being full grown:

1 Pet: 18 inches in height and 40 pounds in weight

2 Pets: 18 inches in height and a combined weight of 60 pounds.

### Required Deposits

The following deposits are required for the acceptance of pets:

1 Pet: \$300 deposit with \$150 being non-refundable.

2 Pets: \$500 deposit with \$250 being non-refundable.

### Service Animals

If a resident requires the assistance of a trained Service Animal, proper medical documentation must be provided by the Resident. Service Animals are not restricted by the above height and weight limitations.

### Pet Policies

1. Pet(s) must be kept inside apartment at all times except when on a leash and accompanied by and under the control of the resident. At no time should pet(s) be allowed to roam freely on the property.
2. Pet(s) must be listed on front of lease agreement and a picture of pets must be placed in Resident file.
3. Resident agrees to pick up and dispose of pet defecation.
4. Any expenses incurred by Owner or its representatives, including cleaning the carpet, extermination of fleas and ticks in the apartment are recoverable by Owner from Resident and are not considered "normal wear and tear".
5. If pet(s) become annoying, bothersome, or in any way a nuisance to other residents or to the Apartment operation, Resident will immediately upon notice from the Owner remove the pet from the premises or vacate the apartment.
6. Resident shall comply with any and all state, federal, and local laws and statutes, ordinances and codes regarding pets and pet defecation.
7. With exception of new weight and height limitations, all other items in Paragraph #16 of the Apartment Lease Contract are to be abided by.

I have read the above pet policy and agree to abide by this addendum and Paragraph #16 of the Apartment Lease Contract.

\_\_\_\_\_  
Resident(s) Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Agent for Owner

\_\_\_\_\_  
Resident(s) Signature

\_\_\_\_\_  
Date

***(Signed copy of the Approval Criteria and the Pet Policy and Addendum must accompany Lease Application)***