**PREFERRED CAPITAL PET POLICY**

**INTRODUCTION**

Pets are welcome at Preferred Capital. Pets are meaningful to many residents as they provide companionship, safety, and service for the families. Cooperation between management and residents is required in order to promote compliance with pet regulations through responsible pet ownership.

**MANAGEMENT APPROVAL**

Management must pre-approve all pets before the pets allowed in any apartments or on the property. Owner and management reserve the right to allow or disallow pets on the property or in any apartment.

**ADDITIONAL DEPOSIT**

There is a maximum of two (2) pre-approved pets per household. An aquarium of 15 gallons or more, or a cage will be considered one pet. A deposit in the amount of $300.00 will be required before the pet agreement is fully executed. This deposit is in addition to the move-in security deposit. The additional deposit is conditionally refundable and may be applied to any damage or breach of the resident. Any services required for damage assessment or damage repairs will be charged against the additional deposit according to state laws. Additional deposits are not required for service animals.

**REASONABLE ACCOMMODATION**

If an animal is required as an accommodation, the resident is encouraged to complete a Reasonable Accommodation/Request Verification form. Preferred Capital will waive standard fees, restrictions, and/or additional deposits if the presence of a service animal is verified to be a reasonable accommodation for a disability. All rules and policies apply to service animals, with the exception of insurance and deposit requirements.

**WRITTEN AGREEMENT**

* Maximum of two pre-approved pets per agreement. A new agreement will be required to remove or add pets. An aquarium of 15 gallons or more, or a cage will be considered one pet.
* Pet owners will supply current photographs of all pets for management files.
* Pet owners are to be in control of their pets at all times in the apartments and in all common areas.
* Pets will not be chained or tied in any way to the exterior part of the building.
* Pets will be kept clean and free of pests.
* No pet noise is allowed to escape from the unit or disturb neighbors.
* Pet waste is to be removed immediately, sealed in plastic bags, and disposed in to the dumpster. Pet litter or pet waste may not be disposed in a sink or toilet.
* Pet owner will maintain renters insurance during the agreement. The community and Preferred Capital should be named as an “additional interest” on the policy, and a certificate of Insurance is required at each renewal with minimum liability coverage of $300,000.00. (Insurance is not required for service animals and pets at HUD or RD communities.)
* Pet owner must provide a current contact of a responsible person who will care for pet(s) if the owner becomes unable to care for the pet(s) properly.
* Pets shall not be kept, bred, or used for any commercial purpose.
* Any damage( beyond ordinary wear and tear) to the interior or exterior of the premises, grounds, flooring, walls, trim, finish, carpeting, etc. caused by the pet will be the financial responsibility of the resident. If a component is damaged, the resident agrees to promptly pay all costs involved in restoring it to its original condition.

**LOCAL ORDINANCES**

Pets will be in compliance with local ordinances at all times. Proof required.

**Any Pet which causes physical harm to any resident, guest, staff member, or other authorized person who is present upon complex grounds, shall be removed immediately from the premises by management. Violation of pet policy places a resident in material noncompliance of the lease.**

Resident Initials\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**PREFERRED CAPITAL - PET AGREEMENT**

DATE\_\_\_\_\_\_\_\_\_ UNIT #\_\_\_\_\_\_\_\_\_\_\_ LANDLORD\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

RESIDENTS NAME(S)

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Refundable Security Pet Deposit $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Non-Refundable Pet Fee $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Additional Pet Rent $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

I have read and understand all rules and regulations continued in the Preferred Capital Pet Policy. I agree to abide by all rules and regulations contained therein.

THE RESIDENT AGREES TO THE FOLLOWING:

1. Only the following pet(s) will reside in my apartment. (Please provide a brief description of the pet.):

Pet 1:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Assitance/companion animal? Y Y N N

Pet 2:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Assitance/companion animal? Y N

1. Any additional pet or change of pet requires a new agreement.
2. Resident, any guest, or invitee, shall indemnify, defend and hold Owner and Preferred Capital and its officers, agents, and employees harmless from and against any actions suits, claims and demands (including legal fees, costs, and expenses arising from damage or injury to any person or property of others by any pet owned, kept, housed, or maintained by Resident, his/her guest or invitee. (Does not apply to assistance/companion animals or pets in HUD or RD communities.)
3. Before move-in of pet, Resident shall provide Preferred Capital with proof of renters insurance. Said proof shall be subject to reverification at any time a declaration page is reissued. The company or agent shall be instructed to notify Preferred Capital of any lapse of insurance. (Does not apply to assistance/companion animals or pets in HUD or RD communities.)
4. In the event resident is unable to care for pet, please provide an emergency contact:

Name of Emergency Contact:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Relationship\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. This agreement does not in any way alter the Landlord’s right to pursue an eviction under the Landlord/Tenant law.
2. Management reserves the right to cancel or amend these rules and regulations by giving prior notices of same in accordance with state law, if the pet becomes a nuisance and/or annoyance or interferes with the right or enjoyment of other residents. This agreement is incorporated in and shall become a part of the Rental Agreement executed between the parties.

Resident\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Date\_\_\_\_\_\_\_\_\_\_

Resident\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Date\_\_\_\_\_\_\_\_\_\_

Owner/Agent\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Date\_\_\_\_\_\_\_\_\_\_

I will keep stated insurance current and provide a copy of the certificate at each issuance. (Does not apply to assistance animals or pets in HUD or RD communities.)Resident Initials\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Certificate of Insurance is attached: Managers Initials\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

I have met/seen above mentioned pet(s) and attached a photo: Managers Initials\_\_\_\_\_\_\_\_\_\_\_\_\_\_