

Pet Policy

1. Pet Fees:
 - a. Non-refundable; non-transferable.
 - b. Tenant must pay all damages caused by pet(s).
 - c. Amounts (for first pet)
 - i. Cats = \$300.00
 - ii. Dogs over one (1) year old *and* under 25 pounds = \$300.00
 - iii. Dogs under one (1) year old, regardless of weight = \$500.00
 - iv. Dogs over 25 pounds = \$500.00
 - v. Dogs over 85 pounds = not allowed
 - d. Amount for each additional pet: if more than one pet, tenant pays highest individual fee plus \$150.00 for each additional pet. If a pet is added to an existing Pet Agreement, the total Pet Fee must equal the highest individual fee plus \$150.00 for each additional pet, regardless of the order in which the pets were added to the Agreement.
 - e. For pets added to an existing Pet Agreement, use the Pet Agreement Addendum.
2. Unauthorized pets:
 - a. Unless covered by a Pet Agreement, no animals are allowed for any period of time.
 - b. Unauthorized pets subject tenant to a \$500.00 fine plus other remedies as per the Lease.
 - c. No dogs over 85 pounds.
 - d. No vicious breeds of dogs. This includes but is not limited to pit bull types, Doberman pinchers, rottweilers, german shepards, wolf hybrids and mixed breed dogs that are part vicious breed. Management reserves the right to determine whether or not a dog is part of a vicious breed or otherwise poses a potential threat to people, property or other animals and may disallow the dog's presence in an apartment.
3. Service animals (i.e. for hearing/visually impaired people):
 - a. Must be allowed.
 - b. Tenant must complete Pet Agreement and pay applicable fee.
4. Miscellaneous
 - a. No aquariums larger than 10 gallons are allowed on the second floor. Aquariums are allowed to a maximum of 50 gallons on the first floor only.
 - b. Any animal/bird/fish kept in a cage/aquarium 100% of the time does not require a pet fee.
 - c. All tenants must sign the Pet Agreement.
 - d. A maximum of 3 animals totaling no more than 135 pounds (full grown weight) is allowed per apartment. Management reserves the right to lower the number/weight of animals in any single apartment.