



Pet Policy and Rules

Tenants must contact their property manager to complete an **Addendum to Lease-Pet Agreement** prior to getting a pet.

Tenants who live in properties that allow pets must follow these guidelines and rules:

Pet Type

- Pets will be limited to the following domesticated animals: dogs, cats, birds, rodents (including rabbits), fish, or turtles.

Number of Pets – MAXIMUM TWO (2) PETS ALLOWED PER HOUSEHOLD

- Dogs and cats will must be housetrained and not allowed to run at large.
- Birds, rodents or turtles will be limited to one cage.
- Fish will be limited to a ten-gallon tank.

Temporary Pets

- No resident will be allowed to keep a pet temporarily, i.e., taking care of pets for friends or family while they are on vacation, etc.

Additional Charges

- There will be no additional pet security deposit but a pet rent will be charged of \$50.00 for the first pet and \$25 for the second pet.
- In the event that a manager removes pet waste from the lawns or walkways, the owner of the pet shall be charged \$50.00 (per waste removal).

Required Pet Care and Owner Responsibilities

- Been spayed or neutered.
- Been properly licensed and registered.
- Received all necessary inoculations.
- Pet owners are responsible for the behavior of their pets, especially in terms of the pet's effect on the health and safety of other residents. The pet owner acknowledges that LSS Property Management Group, LLC or is not responsible for any injury or illness caused by the pet, and that the pet owner is completely liable for all action/behavior associated with the pet.
- Whenever a pet owner takes their pet outside of their unit at the property the pet must be kept on a leash and pets cannot be left unattended while outside of the unit (e.g., left in yard or garage, tied to trees, posts, etc.)
- Pets are not to be left alone in the unit for any extended period of time (8 hours or more).
- Sanitary Standards
- Pet owners are expected to maintain their units in a decent and sanitary condition. Litter boxes, bird cages, food bowls, etc., are to be maintained regularly. Pet waste is to be disposed of in a proper and sanitary manner. Outdoor pet waste is to be cleaned up immediately and disposed of in a proper and sanitary manner.
- Periodic inspections will be conducted to ensure that sanitary standards are being met.



Emergencies

- In the event that the on-site maintenance person or management staff member determines that there is an emergency involving the resident's pet, LSS Property Management Group, LLC and/or the on-site maintenance person shall be authorized to enter the apartment.
- Pet owner agrees to supply the name, address, and phone number of one or more responsible parties who will care for the pet if the pet owner dies, is incapacitated, or otherwise unable to care for the pet.

Resident's Ability to Care for Pet

- Any resident wishing to have a pet must exhibit the ability to care for the pet.

Pet Rule Violation Procedures

- The three-strike policy will apply to any resident in violation of pet rules. A resident will have ten (10) days to remedy or respond in writing to request a meeting to discuss the violation. Multiple violations of pet rules may lead to the termination of tenancy.

Agreements

- Each pet owner must sign a pet agreement which is incorporated as part of the lease agreement. Any violation of the pet agreement is grounds for termination of the lease.

Exclusions

- The only exclusion to this pet policy is for those households who require a service in order to assist a person with a handicap. This exclusion must be certified in writing by a third-party verification.

