

# Pet Policy

If you want or have pets, the pet policy below must be printed out, filled out completely and signed by each person on the lease contract. You may fax, email or deliver to StocktonMay Holdings LLC for approval at

**Stockton May Holdings LLC**  
**3472 Research Parkway Ste 104-502**  
**Colorado Springs, Co. 80920**  
**(888)876-5982**

Property Address: \_\_\_\_\_

Any tenant wishing to bring pets onto the above named property must read, understand and abide by the rules outlined in this Policy, the primary purpose of which is to ensure that safe and sanitary surroundings are provided for all tenants, visitors and management employees, to protect the physical integrity of the property, and to protect and provide for the well-being of the pets themselves.

Tenant must register all pets with property management. Permission to keep a pet is granted at the sole discretion of management and will be based in part on the pet's own merit, as well as the tenant's ability to maintain proper control over it.

## **Types of Pets allowed**

The term "pet" refers to a domesticated species and genus of animal commonly recognized as a household pet, examples of which are cats, dogs, birds and fish.

Assistive animals that provide assistance, service and support to a disabled person are not considered pets and are not limited by this Policy. However, they must be registered with management.

Vicious pets, exotic pets such as snakes and large reptiles or any poisonous or venomous pets will not be permitted. Types of vicious dogs that will not be allowed include Rottweiler, Pitbull, Chow, Akita and Wolf hybrid.

Keeping aggressive dog breeds, if allowed by management, will require proof of liability insurance in the amount of \$100,000.

Pets may not be kept or bred for commercial purposes while on the property.

Unauthorized pets, including pets of visitors or guests, will not be allowed on the property even on a temporary basis.

The maximum number of pets allowed for each unit is 2. Assistive animals will be counted toward the maximum number of pets allowed.

Dogs kept inside the house may not exceed 25 pounds. The maximum size and weight of any dog may not exceed 75 Lbs.

### **Restrictions**

Dogs must be restrained by a leash or fenced in area when on the grounds.

All cats and dogs must wear a collar with identification tags that indicate the pet's name, the tenant's name and the tenant's address and telephone number.

All cats and dogs must be licensed in accordance with all applicable ordinances of the local municipality and must display a current license tag on their collar.

All cats and dogs must have current rabies and distemper vaccinations and must display a current rabies vaccination tag on their collar. A veterinarian's statement regarding vaccinations must be provided to management.

All cats over the age of 6 months, if kept inside the house, must have their front feet declawed.

If a pet is left unattended for an inappropriate period due to the tenant's illness, neglect, or inability to provide pet care, management, at its discretion, may enter the tenant's unit and arrange for the pet's care. Tenant will provide management with the name, address and telephone number of a person or source who will accept the responsibility for the pet's care in the event of such an occurrence. Any costs incurred will be deducted from the tenant's pet security deposits.

Mistreatment, abuse or neglect of any pet will not be tolerated.

### **Condition of Property**

Tenant agrees to keep the unit in good condition and allow periodic inspections by management to assure that there are no damages caused by pet.

Presence of a pet may not interfere with maintenance or routine pest extermination of the unit. Tenant is responsible for removing or protecting the pet when these procedures are requested or scheduled by management.

Tenant is responsible for keeping all areas where pet is housed clean, safe and free of parasites, including fleas. Dog owners must immediately pick up and dispose of all dog waste deposited on property. Cat owners must place soiled litter in tied plastic bags and dispose of it in outside garbage facilities, not the toilet system. Litter boxes must be changed a minimum of once a week, or more often if odor problems occur.

### **Complaints**

Tenant is responsible for keeping pet from disturbing other tenants or becoming a nuisance. Nuisance may include chronic noise that disturbs other tenants; failure to properly dispose of pet wastes; and unleashed or unattended pets.

Complaints regarding failure to comply with this Policy must be made in writing to management. If the complaint is determined to be valid, management will issue a warning to the tenant who must immediately remedy the situation. Additionally, a charge of ten Dollars (\$10) will be made for each warning issued.

A tenant who fails to remedy the situation after 3 warnings will receive a 7 day notice to remove the pet. Threatening behavior, animal bites or attacks by a pet will constitute grounds for immediate removal. If the tenant fails to remove the pet after receiving notice to do so, tenant will be considered to be in breach of the lease and may be evicted, and if so, will forfeit any pet security deposit.

### **Damages and Fees**

Tenant is responsible for and must immediately pay for the cost of all damages or injuries caused by his/her pet and will also be responsible for the full cost of flea extermination in the building that may be required because of the tenant's pet.

There is a two hundred fifty Dollar (\$250) additional NON REFUNDABLE pet fee for each pet, due at the time the pet is registered and accepted. All costs, if any, for the removal of all pet odor, wastes, hair and fleas and all damage to the property, including the yard and building, will be charged against the lease security deposit.

An additional monthly fee of twenty five Dollars (\$25) for each pet will be added to the tenant's monthly rent.

### **Acknowledgement**

Tenant agrees that keeping a pet on the property is a privilege, not a right, and that management reserves the right to prohibit or demand removal of any pet at any time.

Tenant agrees to indemnify, hold harmless and defend the owner, agents and employees of the property against all liability, judgments, expenses or claims by a third party for any injury against any person or damage to any property caused by any pet or animal possessed or brought onto the property by the tenant, or allowed by the tenant to be brought onto the property.

I have read, understand, and agree to the terms of the above Pet Policy.

Tenant's Signature \_\_\_\_\_  
Name (Printed) \_\_\_\_\_ Date \_\_\_\_\_

Tenant's Signature \_\_\_\_\_  
Name (Printed) \_\_\_\_\_ Date \_\_\_\_\_

# Residential Lease

## Addendum—Pets

This addendum to the lease between Stockton May Holdings LLC at \_\_\_\_\_ and tenant(s) \_\_\_\_\_ is made a part of the lease entered between parties on \_\_\_\_\_, 20\_\_ .

- 1. Tenant has read, agreed to, and signed the Pet Policy attached to this Addendum.
- 2. Management agrees to permit tenant to keep the pet(s) described below:

Type of Pet	Name	Age	Color/Description
_____	_____	_____	_____
_____	_____	_____	_____

- 3. Tenant has provided evidence in the form of a receipt or other written verification from the municipality or veterinarian of the following: (attach to addendum)

_____ License	Tag No. _____	Exp. Date: _____
_____ Evidence of Rabies Vacc.	Tag No. _____	Exp. Date: _____
_____ Evidence of Distemper Vacc.		Exp. Date: _____

- 4. Tenant herein provides the following information for pet care, and will promptly notify management in writing of any changes.

### Veterinarian

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone No. \_\_\_\_\_

### Pet Caretaker

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone No. \_\_\_\_\_

Tenant agrees to pay a two hundred fifty Dollar (\$250) additional pet fee for each pet.

Tenant agrees to pay an additional monthly fee of twenty five Dollars (\$25) per pet, which will be added to the tenant's monthly rent.

Tenant agrees to indemnify, hold harmless and defend the owner, agents and employees of the property against all liability, judgments, expenses or claims by a third party for any injury against any person or damage to any property caused by any pet or animal possessed or brought onto the property by the tenant, or allowed by the tenant to be brought onto the property.

Tenant agrees to comply with the terms of the Pet Policy and Addendum, and further agrees that failure to do so shall be grounds for eviction of the tenant and any other person living in tenant's unit, and will result in forfeiture of any pet security deposit.

Tenant's Signature \_\_\_\_\_  
Name (Printed) \_\_\_\_\_ Date \_\_\_\_\_

Tenant's Signature \_\_\_\_\_  
Name (Printed) \_\_\_\_\_ Date \_\_\_\_\_

Management Signature \_\_\_\_\_ Date \_\_\_\_\_