

PET LEASE & POLICY

Stencil Corporation requires all RESIDENTS wishing to bring pets into the community to read, understand and abide by the rules outlined in this Pet Policy/Lease.

These policies take into account the needs of OWNER, pet owning RESIDENTS and non-pet owning RESIDENTS, as well as the needs of the pets themselves. The intent of this policy is to create a harmonious co-existence of all in our community living situation by fostering an attitude of respect, cooperation and consideration.

1. Pet owners must register their pets with the OWNER before the pet is brought on premises.
2. Acceptable pets include dogs (under 20 lbs.), cats, birds, small caged mammals, and fish. Requests to keep pets of any other type must be presented to OWNER. Any animal may be deemed unacceptable by OWNER if it is not considered an appropriate pet for the rental situation (for example, based on its disposition). All pets must be able to be restrained by leash, carrier or cage.
3. No more than 1 pet may reside in apartment.
4. Pets must be at least 1 year old.
5. Each RESIDENT who wishes to keep a dog or cat must pay a \$250 pet deposit and \$10 monthly pet rent. The pet deposit and pet rent is non-refundable.
6. All dogs and cats must wear identification tags that indicate the pet's name, owner's name, owner's address and telephone number.
7. All pets must receive proper veterinary care, and must be up-to-date on rabies and distemper vaccinations.
8. All household pets must be under the control of a responsible individual or appropriately restrained while on the common areas of the property.
9. Pets shall not be allowed in any common area of the building, except to enter or exit the building.
10. RESIDENTS are responsible for keeping all areas where pets are housed clean, safe, and free of parasites, including fleas. Dog owners must immediately pick up and dispose of all dog waste deposited on the housing's streets or grounds. Cat owners must place soiled cat litter in tied, plastic bags and disposed of it in the garbage facilities.
11. Owners are expected to take dogs to the mandatory pet area and immediately pick up and dispose of all dog waste with supplied bags and appropriate trash can.
12. No pet is to be left unattended in a tenant's unit for a period longer than that which is appropriate in light of the needs of the pet. When OWNER has reasonable cause to believe a pet has been left unattended for an extended period of time, OWNER will attempt to contact the tenant or the emergency pet caretakers (listed below) to remedy the situation. If the emergency pet caretakers (listed below) are unwilling or unable to assume responsibility for the pet, OWNER may enter the Tenant's unit and make any necessary arrangements for the pet's care. Including removing the pet and placing it in a temporary home, such as a boarding kennel. Any costs incurred will be deducted from the tenant's pet and security deposit.
13. All complaints about pets must be in writing, and will be reviewed by OWNER. A meeting may be held by OWNER, with the complainant and the pet owner to clarify the situation, and attempt to resolve it. RESIDENTS are responsible for ensuring that their pets do not disturb or annoy other RESIDENTS or neighbors. RESIDENTS whose pet(s) are determined by OWNER to be disturbing others must remedy the situation immediately. A tenant who fails to remedy the situation after 2 warning(s) will receive a 30-day notice to remove the pet, except in the case of a serious problem, e.g. a vicious dog, whereby the length of time may be shortened in the interest of public safety. If the tenant fails to remove the pet, the tenant will be considered in breach of the tenant's lease agreement and may be required to vacate the premises.
14. RESIDENTS are responsible for all damages or injuries caused by their pets.
15. This Policy/Lease shall be incorporated as part of the RESIDENTS lease.

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Please provide the following information:

Type of Pet: _____
Name: _____
Age: _____
Description: _____
License: Tag Number # _____ Exp. Date: _____

Tenant shall provide the following information and promptly notify OWNER in writing of any changes. OWNER reserves the right to notify the emergency pet caretakers that they have been designated as such and to verify their willingness to act as such.

Emergency Pet Caretaker #1: (If applicable)

Name: _____
Phone: (H) (____) _____ (W) (____) _____

Emergency Pet Caretaker #2: (If applicable)

Name: _____
Phone: (H) (____) _____ (W) (____) _____

**I/WE HAVE READ, UNDERSTAND, AND AGREE TO THE TERMS OF THIS PET POLICY/LEASE,
WHICH IS AN ATTACHMENT TO THE LEASE AGREEMENT.**

Signatures:

Resident _____ Date _____

Resident _____ Date _____

Agent _____ Date _____