

property name

property no.

**INTRODUCTION**

Pets are welcome at Guardian Management properties. 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 are 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. The following pets (including exotic pets) are specifically not approved: Doberman Pinchers, German Shepherds, Pit Bulls, or Rottweilers, or similar breed/mixes of pets.

**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 per pet will be required before the pet agreement is full 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. Guardian Management 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 a toilet.
- Pet owner will maintain renter's insurance during the agreement. The community and Guardian Management LLC 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 the 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 purposes.
- 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.**