

## LEINBACH PET POLICY

We are a pet friendly company, however we do have some company policies that we expect our residents to abide by in order to keep the peace between neighbors with or without pets.

1. Resident agrees to pay a Refundable Pet Deposit of \$100.00 plus a Non-refundable Pet Fee of \$200.00 for each animal.
2. Resident agrees to pay a monthly fee of \$10 per pet as Pet Rent in addition to the Monthly Rental Amount.
3. Only two (2) pets will be kept in the apartment. Prohibited animals include reptiles, birds, amphibians, rodents or arachnids.
4. Dogs must be at least 1-year old verified by a veterinarian.
5. Pets are restricted based on breed. No mix that includes; Rottweiler, Doberman Pinscher, Chow, Presa Canario or any Pit Bull type dog, including Staffordshire Terrier, American Bulldog, American Bully, Blue Nose Terrier or Red Nose Terrier will be permitted to live on property. Other prohibited animals include reptiles, birds, amphibians, rodents and arachnids. This list may be updated from time to time at Landlord's discretion.
6. Pet will be relieved in natural, wooded areas or as indicated by management. Landscaped areas will not be used for this purpose.
7. Resident is responsible for cleaning up immediately and disposing of waste in proper receptacles. A \$50 fine will be charged for the first offense, \$100 for second. A third offense may result in requiring the pet be removed from the property.
8. Resident will reimburse lessor for any damages caused by pets.
9. Pet will not be tied outside the apartment or left unattended on the balcony.
10. Pets must be on a leash at all times when outside, unless in a designated dog run area.
11. Pets are not permitted in any recreational areas. (Clubhouse, pool, fitness area etc...)
12. Resident will furnish documentation of vaccination records annually or upon request from management.
13. Aggressive behavior will not be tolerated. If an animal bites or threatens to bite any person or other pet, that animal must be removed from the property within 24 hours upon receipt of notice from Landlord.
14. Excessive barking that disturbs the quiet enjoyment of other residents will not be allowed, if the owner is unable to control the barking after reasonable notice, the animal must be removed from the property within 30 days of receipt of notice from Landlord.
15. In the event that a pet no longer resides in the apartment listed above and written notification is provided in advance, charges for pet rent will cease on the 1<sup>st</sup> of the following month.

We do accept Service Animals or Assistance Animals, please contact us for details.