



PET POLICY

This Pet Policy is an addendum to the Lease Agreement between Owner and Resident covering the premises referenced in the signed lease agreement. If the terms of this Pet Policy are violated, or conflict with any lease terms, this Pet Policy shall prevail. All charges, deposits, and fees will be listed in the Pet Addendum section of the lease agreement.

1. The only pets that are allowed on the premises are dogs and cats. Any other type of pet will require written permission from Owner or Agent prior to be permitted inside any unit.
2. Owner acknowledges that a charge of a non-refundable deposit/fee, an additional refundable deposit, and monthly pet rent will be clearly defined in the lease agreement. The refundable pet deposit stays with the unit and is eligible for refund to any residents on the lease when the unit is fully vacated. *(Residents in the State of Oregon are not required to pay a non-refundable pet deposit/ fee).
3. Residents are granted permission to keep approved pet(s) inside their respective apartments under the following terms and conditions:
 - a. The pet will be allowed out of the pet owner's unit or yard only under the complete control of a responsible human companion and on a hand-held leash or in a pet carrier.
 - b. Any damage to the exterior or interior of the Premises, grounds, flooring, walls, trim, finish, tiles, carpeting or any stains, etc., caused by the pet will be the full financial responsibility of the resident and that resident agrees to pay all cost involved in the restoration to its original condition. If because of any such stains, etc., said damage is such that it can't be removed, the resident hereby agrees to pay the full expense of replacement.
 - c. The resident will provide adequate and regular veterinary care, as well as ample food and water, and will not leave the pet unattended for any undue length of time. Resident will diligently maintain cleanliness of litter boxes as well as pet sleeping and feeding areas, and control pet related odors. Resident will prevent pets from engaging in behaviors or creating excessive noise at a level that disturbs neighbors, including, but not limited to, barking jumping, and running.
 - d. If there is a reasonable cause to believe an emergency situation exists with respect to the pet, and if efforts to contact the resident and emergency caretaker are unsuccessful, the rental manager or the rental manager's agent may contact the local animal control authority and assist its staff in entering the resident's apartment. Examples of an emergency situation include suspected abuse, abandonment, fire or other disaster, or any prolonged disturbance. If it becomes necessary for the pet to be boarded, any and all costs incurred will be the sole responsibility of the resident
 - e. The resident agrees to indemnify, hold harmless, and defend rental manager or rental manager's agent against all liability, judgments, expenses (including attorney's fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by the resident's pet(s).
 - f. If a dispute arises out of this policy that cannot be settled through negotiation, the rental manager and resident agree first to try in good faith to settle the dispute by mediation administered either by a local mediator or by the American Arbitration Association under its commercial mediation rules. If the parties cannot agree on which agency shall administer the mediation, Skyline Management Group's choice shall govern.
 - g. The resident agrees to pick up after their pet when they relieve themselves anywhere on the property.
 - h. **Restricted breeds include Chow Chow, Doberman Pinscher, German Shepherd, Pitt Bull (Staffordshire Terrier, Staffordshire Bull Terrier, and American Pitt Bull Terrier), Presa Canario, Rottweiler, Mastiff, or any mix of these breeds. Any resident who wishes to house any of the above-mentioned breeds in the unit, must submit the pet to a temperament test, administered by a licensed dog trainer, as well as provide written certification that the animal has passed the temperament test and is given permission to be kept in the property.**
4. Prior to keeping additional pets in the unit, a pet application form must be completed and approved. Additional fees at the time of the application will apply. By signing the lease agreement, Resident agrees to all the terms of this Pet Policy and understands it is a governing document of the lease contract. Residents must list all pets on their renter's insurance policy documents.
5. Should any resident be found to have a pet living in their unit without prior knowledge or approval of Owner or Owner's Agent shall be required to register the pet and pay all required fees (including any prior monthly rent for the pet that was living in the unit for an extended period of time). Should resident not adhere to these terms' resident will be considered in violation of their lease agreement and subject to penalties defined within the confines of the lease agreement
6. Any resident who provides official documentation of an assistance animal and/or service animal will not be responsible for paying for any of the fees/charges associated with having a pet on the premises.