

Chandler Property Management Pet Policy/Lease

CHANDLER PROPERTY MANAGEMENT requires all tenants 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 management, pet owning tenants and non-pet owning tenants, as well as the needs of the pets themselves. The intent of this policy is to create a harmonious co-existence of all community living situation by fostering an attitude of respect, cooperation and consideration.

1. Pet owners must register their pets with the project owner/manager **before** the pet is brought on premises and must update the registration annually.
2. Tenants who wish to have a pet in the rental unit must pay a one-time non-refundable fee of **\$150** per pet and an additional monthly fee of **\$35** per pet.
3. The size of the animal cannot exceed **25 pounds**.
4. Acceptable pets include dogs, cats, birds, small caged mammals, and fish. Requests to keep pets of any other type must be presented to Management in writing. Any animal may be deemed unacceptable by Management 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 lease, carrier or cage.
5. No more than **two (2)** cats and/or dogs may reside in one rental unit.
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 need to be inoculated in accordance with state and local law. All pets must receive proper veterinary care, and must be up-to-date on rabies and distemper vaccinations, with a veterinarian's statement to this effect provided to Management. **Such verification will also be required with annual registration update.**
8. All pets must be under the control of a responsible individual while on the common areas of the property and effectively restrained by a leash.
9. Tenants 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 dog waste deposited on the housing's grounds or streets. Cat owners must place soiled cat litter in tied, plastic bags and disposed of in the garbage facilities.
10. Pets shall be properly licensed in accordance with applicable state and city ordinances, with evidence of licensing provided to Management.
11. 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. In general, dogs should not be left unattended for more than 9 hours, and other pets for more than 24 hours, on a regular basis. When Management has reasonable cause to believe a pet has been left unattended for an extended period of time, Management will attempt to contact the tenant or the emergency pet caretaker (listed below) to remedy the situation. If the emergency pet caretakers (listed below) are unwilling or unable to assume responsibility for the pet, Management may enter the Tenant's unit and make any necessary arrangements for the pet's care. Any costs incurred will be the tenant's responsibility.
- 12.** Tenants are responsible for ensuring that their pets do not disturb or annoy other tenants or neighbors. Tenants whose pet(s) are determined by Management to be disturbing others must remedy the situation immediately. A tenant who fails to remedy the situation after **two (2)** warnings 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.
- 13.** Tenants are responsible for all damages or injuries caused by their pets.
- 14.** This Policy/Lease shall be incorporated as part of the tenants lease.

