



OLIVER
MANAGEMENT SERVICES
5713 GRAND AVE SUITE B
DULUTH, MN 55807
(218) 628-0311 * FAX (218) 624-2235

PET POLICY FOR MARKET RATE PROPERTIES

LIMITATIONS:

- A) Pet is not to exceed 35 pounds at maturity. Aggressive breeds, as determined by the property's insurance carrier, will not be allowed. (Ask the property manager for that list).
- B) Pets are restricted to pets actually owned by the tenant.
- C) Allowable pets are common household pets: dog, cat, bird, fish or turtle.
- D) Approval of an initial pet does not transfer to another pet.

MANDATORY ADMITTANCE REQUIREMENTS: These items are required PRIOR to bringing your pet on the property.

- A) Tenant must provide documentation from a veterinarian verifying the following:
 - 1) All vaccinations are current
 - 2) Pet has been spayed or neutered
- B) Tenant must provide signed Animal Pal Agreement from a party outside of the building who has agreed to care for the pet/s off the premises if necessary. (See management for ANIMAL PAL AGREEMENT)
- C) For dogs and cats, a \$700 pet deposit is required with half being non-refundable. Additionally, there will be a monthly pet rent of \$25 per pet per month.
- D) Tenant must provide documentation of completed city license requirements, if it's required by the city.

CARE REQUIREMENTS FOR PET OWNERS

- A) Tenant must annually update vaccination records and, if required, city license requirements for the pet and provide a copy, for the tenant's file, to the Property Manager or Corporate Office.
- B) Prior to occupying an apartment, a cat must be litter trained; and a dog must be housebroken.
- C) Management strongly recommends that a cat be declawed since any damage caused by a tenant's pet is the responsibility of the tenant.
- D) The apartment must be kept free of animal odors, infestations, and maintained in a clean and sanitary manner at the cost of the tenant. A Notice of Infraction will be issued if animal odors can be smelled outside of the apartment. Specifically: Dogs are not permitted to defecate or urinate in apartment units (with the exception of potty pads) or building common areas. Cat litter boxes must be changed weekly at a minimum and the waste separated from the litter every other day at a minimum. Potty pads must be changed daily.
- E) All cat waste and litter must be double-bagged, tightly secured, and placed in the proper dumpster. Cat litter is NOT to be placed in interior garbage cans.
- F) Outside of the apartment unit, every dog or cat must be kept on a three-foot leash., and must be accompanied by a person who is able to control it.

- G) Tenant must have and use an animal waste clean-up device every time the pet is brought outside. (ie. poop scooper, plastic bags, etc.)
- H) Tenant must immediately pick up animal waste from building grounds as well as from surrounding public neighborhoods, have it properly wrapped, and dispose of it in an exterior garbage can.
- I) If a tenant fails to immediately pick up his/her pet's waste, a pet waste removal charge of \$25 per occurrence will be charged and is due within 30 days of service of notice. Three (3) occurrences within a twelve (12) month period will be grounds for removal of the pet and/or tenant.
- J) Dogs are not to be left unattended in an apartment for more than six (6) hours.
- K) Under no circumstances is management responsible for the care of the pet.
- L) Tenant will notify designated party (from Animal Pal Agreement) for care of the pet if he/she is unable to provide care. Management has the authority to remove unattended pets if the designated parties have not removed the pet as agreed.
- M) Tenant will be responsible to train his/her dog so that it doesn't bark excessively or late at night, which would disturb the right to quiet enjoyment of other tenants.
- N) Tenant will be responsible to train his/her dog so that it does not lunge after, or bark at others while in transit, which would disturb the right to quiet enjoyment of other tenants.

REASONS MANAGEMENT MAY REFUSE TO ADMIT A PET

- A) The pet is not a common household pet.
- B) Keeping a pet would violate an applicable pet rule.
- C) A tenant fails to provide complete pet registration information or fails annually to update the pet registration.
- D) Management reasonably determines based on the tenant's habits and practices, that a tenant will be unable to keep the pet in compliance with the pet rules and other lease obligations.
- E) A pet's temperament may be considered as a factor in determining the prospective tenant's ability to comply with the pet rules and other lease obligations.

ENFORCEMENT OF POLICIES USED BY MANAGEMENT

- A) Notify tenant of rule violation in writing.
- B) Allow ten (10) days from service of notice to correct the violation or for the tenant to make a written request for a meeting to discuss the violation.
- C) Three (3) uncorrected violations within a twelve (12) month period will be grounds for removal of the pet and/or tenant.
- D) A pet that bites or attacks another person will be evicted from the building.

TENANT ACKNOWLEDGES RECEIPT OF THE PET POLICY FOR MARKET RATE PROPERTIES

Property Name: _____

Unit: _____

Print Name: _____

Signature: _____

Date: _____