

Brown Gable Rentals, LLC & Alisty Rentals, LLC

Pet Policy – All Pets must be approved by Management

This policy establishes the rules and conditions under which a pet may be kept in Brown Gable Rentals, LLC & Alisty Rentals, LLC properties. The primary purpose of these rules is to establish reasonable requirements for the keeping of common household pets in order to provide a decent, safe and sanitary environment for existing and prospective tenants, our employees and the public, and to preserve the physical condition of our properties.

1. Pets are limited to a maximum of 1 (one) domestic animal (cat and/or dog only) per apartment. All animals must be spayed or neutered by six months of age.
2. Pets must be confined to the pet owner's unit and must not be allowed to roam free or be tethered. Pets must not be left unattended on patios or balconies. Pets in transit are to be carried, restrained by a leash, or placed in an animal carrier.
3. Pets shall not be kept, bred, or used for any commercial purpose.
4. Pet owners are responsible for any damage caused by their pets. Any damage caused by cleaning chemicals or other such materials used in an attempt to remedy said damage is also the full responsibility of the pet owner.
5. No pet shall be allowed to become a nuisance or create any unreasonable disturbance. Examples of nuisance behavior for the purposes of this paragraph are:
 - a. Pets whose unruly behavior causes personal injury or property damage.
 - b. Pets who make noise continuously and/or incessantly.
 - c. Pets in common areas who are not under the complete physical control of a responsible human companion and on a hand-held leash of no more than six feet in length or in a pet carrier.
 - d. Pets who relieve themselves on walls or floors of common areas.
 - e. Pets who exhibit aggressive or other dangerous or potentially dangerous behavior.
 - f. Pets who are conspicuously unclean or parasite infested.
6. It is the owner's responsibility to ensure proper grooming & infestation control procedures are completed, such as flea & tick prevention and annual recommended vaccinations.
7. Feeding and caring for strays is not acceptable. Stray animals shall be reported to the local animal control authority for rescue.
8. Guests are not allowed to bring pets, with the exception of service animals.
9. Pet owners shall indemnify the owners and hold it harmless against loss or liability of any kind arising from their pet(s).
10. Pet owners shall pay a **non-refundable pet fee of \$300.00 and pay an additional \$40.00 per month** in addition to Tenant(s) rent. (Maximum allowed per unit is 1 pet).
11. The \$300.00 non-refundable fee + the \$40 monthly fee covers **only** the additional wear and cleaning required when a pet has occupied the apartment and does **not** include any damages that may be caused by the pet. Any damage caused by the pet will be the responsibility of the tenant.

Type & size pet: _____

Tenant: _____

Approved by: _____