

1. General Requirements. No animals are allowed on the leased premises or in the apartment community without Lessor's prior written consent and a fully executed Animal Addendum signed by both Lessee and Lessor. Refer to the General Lease Terms provision on Animals.
2. Animal Registration and Verification. All animals must be properly licensed, vaccinated, and registered in compliance with applicable local, state, and federal regulations. Lessor reserves the right, at its sole discretion, to request proof of licensure and vaccination from Lessee, verify the animal's identity, and maintain photographic records for identification purposes.
3. Approved and Prohibited Animals. No animals other than domesticated pets, such as cats, dogs, birds, and fish, as permitted by the Lease Agreement and this Animal Policy, shall be allowed on the leased premises or in the apartment community. Exotic animals, wild animals, and farm animals are strictly prohibited. This includes, but is not limited to, reptiles, lizards, rabbits, chinchillas, ferrets, Savannah cats (including any mixed breed of African cats), insects, spiders, chickens, miniature horses, goats, and pigs. The following dog breeds, including any foreign equivalents or mixed breeds, are classified as dangerous or aggressive and are prohibited on the leased premises or within the apartment community: Akita, Alaskan Malamute, American Bulldog (all types), Chow Chow, Doberman Pinscher, German Shepherd, Great Dane, Presa Canario, Pit Bull, Rottweiler, Staffordshire Terrier, Siberian Husky, and Wolf-Hybrid.
4. Spaying and Neutering Requirement. All female dogs and cats must be spayed, and all male dogs and cats must be neutered before being brought onto the leased premises or into the apartment community.
5. Animal Care and Supervision. Animals must be accompanied by an adult when outside the leased premises, remain on a leash at all times, and be walked or exercised in designated area. Lessee must carry adequate cleaning supplies and disposal bags and immediately remove all animal waste.
6. Noise and Nuisance Restrictions. Animals must not create excessive noise, disrupt neighbors, or display aggressive behavior toward residents, guests, or Lessor's employees, agents, or contractors. Any animal deemed a nuisance or threat to other residents, guests, or Lessor's employees, agents, or contractors must be removed upon written notice from Lessor.
7. Unsupervised Animals. Any unattended or neglected animal will be reported or handed over to the appropriate local animal control authorities.
8. Damage and Liability. Any Lessee who brings an animal onto the leased premises or community grounds, or permits others to do so, assumes full liability for any resulting injury or damage, including damage to the leased premises beyond normal wear and tear. If Lessor determines that an animal has caused damage to the leased premises or apartment community, Lessee must remove the animal immediately upon receiving written notice from Lessor. Additionally, Lessee must indemnify and hold Lessor harmless against any injuries or damages sustained by individuals, property, or other animals due to the presence of their animal.
9. Violation of Policy. Violation of this policy may result in fines, lease penalties, or the removal of the animal, as permitted by applicable law. Upon written notice from Lessor of a breach of this Animal Policy, Lessee must immediately remove the animal(s) from the leased premises and apartment community. Failure to comply constitutes a substantial and material lease violation, potentially resulting in eviction in accordance with applicable law.
10. Fees and Deposit. Lessor reserves the right to charge a monthly pet fee per pet and/or require a refundable pet deposit, which is subject to change at the discretion of Lessor, in accordance with applicable laws and the Lease Agreement.

Additional Community Policies:

Animals Considered

Upon approval, the following animals, meeting all the criteria included in the Animal Addendum and Animal Policy, may be considered for acceptance:

Cats

Dogs

Other

Animal Charges and Additional Security Deposit

Monthly Charges

Additional Security Deposit

Weight Restrictions and Limitations

Weight Restrictions

Limitations

Further Community Policies