

Pet Policy - Subject to change with 30 day notice

We know that pets are great additions to our families and most pet owners are responsible. Unfortunately we must have very strict policies to protect us all from few who may be irresponsible. Oregon Landlord/Tenant law defines a pet as an animal that is "capable of causing damage to persons or property" (ORS 90.405). This document describes our Pet Policy.

- No Tenant may keep a pet on the premises without prior written approval of the Apartment Manager. Residents keeping pets prior to written approval are subject to termination and/or loss of complete security deposit.
- Pets must be appropriately trained, well behaved, and not be damaging to the property or dangerous to other persons.
- A pet approval may be cancelled by the Apartment Manager if the pet (a) becomes a nuisance to other Tenants, (b) damages property, (c) is a potential danger to other persons, or (d) for other reasons at discretion of management.
- No more than two pets per household will be permitted without special consideration by Owner or Property Manager.
- No resident may get a new pet within their first 6 months of residency. Any pet additions for residents who have already moved in requires that you extend your lease by 6 months. If your lease has expired and you are on a month-to-month rental agreement, you commit to staying in your apartment an additional 6 months from the time the pet permission is signed by the landlord.
- Additional refundable security deposits will be required before the pet moves in. Minimum of \$300 for the first pet. \$150 for a second pet. This is *fully refundable* if the apartment remains in good condition.
- A modest increase in rent will be required. The amount is \$25 for the first dog or cat and \$15 for the second dog or cat. Other pets such as ferrets or birds will be charged \$10/month. Fish & turtles in tanks will not be charged. Addition of a dog or cat (after move-in) requires extending any existing rental agreement (including month-to-month by 6 months).
- **DOGS:** I will not walk our dog on the property. Portland requires that I bag and properly dispose of all dog waste which I will do. Because dogs can get wet and dirty, especially in the rainy season – I realize that they may bring odors and dirt into the apartment especially on carpets. I will do everything I can to minimize such damage and I may be charged from my security deposit for correction of these problems. Dogs (a) must be on leash when they are not inside the apartment (b) must always remain under my control and (c) are not to relieve themselves on the premises. Any "accidents" must be cleaned up immediately. Pit bulls, Rottweilers, Dobermans, or German shepherds will not be approved. Dog owners initial: INITIAL: _____
- **CATS:** must remain indoors and are to be spayed / neutered with proper documentation. On rare occasions, cats may "spray" and damage floors, subfloors & walls and that tear-out and replacement may be the only corrective measure. If my cat causes this or any damage (such as torn carpets), my security deposit may be charged. Cat owners INITIAL: _____
- **FERRETS:** must be descented.
- I may be required to obtain renter's insurance including a pet ownership within 30 days of being notified.
- The Apartment Manager reserves the right to inspect an apartment with appropriate 24 hour notice to assure that the pet is not causing any damage to the premises.
- Tenants who violate provisions of the law, or of this policy, may be given appropriate notice of penalties and/or termination. By signing below, tenant agrees to the provisions of this Pet Policy

Write Name

Sign

Date