



PET POLICY

Tenant's Name: _____ Phone Number: _____

Property Address: _____ Number of Pets: Dog _____ Cat _____

Breed of the Pet(s): _____ Pet(s) Name: _____

****Pet Fees Per Pet: \$75 administrative fee due with the application and a \$200 pet fee due upon signing the lease****

The tenant agrees to the following terms and conditions:

1. Only the pet(s) listed above is allowed at the property.
2. Tenant agrees to replace **ALL** carpet at property if cat/dog damages the carpet. Tenant agrees to refinish hardwood floors if cat/dog damages the flooring. The Shandon Group has noted prior to occupancy all stains on carpet/flooring throughout property. Tenant understands that security deposit will not cover the expense of replacing/refinishing the carpet/hardwood floors throughout property. If replacement or refinishing is required, tenant agrees to pay **full balance** of replacement/refinishing cost over what security deposit would be. Tenant agrees this pertains to **ANY** damages including **fleas**. Tenant takes full responsibility to pay rent until the property can start to be shown.
3. If there is a flea infestation, after the tenant has moved, which makes the property unsuitable for rent, the tenant is responsible for the loss of rent to the owner. The average flea treatment takes 45 to 60 days. No security deposit will be disbursed until the flea issue is resolved.
4. Pet will not be a danger to neighbors or maintenance personnel. Pet will not damage property on interior or exterior. Tenant agrees to clean up after pet and agrees to full responsibility and liability for any damage, injury, or actions arising from or caused by pet.
5. Tenant agrees to control pet at all times. Excessive barking will not be tolerated, and pet cannot interfere with the neighbors' peaceful enjoyment of their homes.
6. If tenant is not responsible for lawn maintenance, tenant will "scoop the poop" on a regular basis so yard service can have clean access to lawn.
7. Tenant agrees to register pet and immunize pet in accordance with local laws and requirements. Tenant must abide by city license law and all leash ordinances.
8. **The Shandon Group will hold security deposit for sixty (60) days after vacating property to insure property is free from fleas and damage caused by pet.**

In the event of a violation of any terms/conditions, The Shandon Group shall have the right to immediately cancel this pet policy addendum and require the pet(s) to be immediately removed from the property. Cancellation of this pet agreement will not imply a waiver of the tenant's responsibility for any damage(s) or allow the tenant to be released from the lease terms.

Tenant _____ **Date** _____

Management _____ Date _____