



CHIPPEWA VALLEY
PROPERTY MANAGEMENT

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Pet Policy

****NON-STANDARD RENTAL PROVISION****

The following pet policy applies to the following property _____.
The purpose of this policy is to provide standards to insure the best possible environment for both pet owners and non-pet owners. All tenants and applicants will read a sign a copy of this policy.

1. Any tenant or applicant who wishes to keep a pet shall inform Chippewa Valley Property Management.
2. A pet rider shall be signed immediately by the tenant.
3. Common household pets shall include domesticated dogs, and cats.
4. No tenant shall have more than three pets, cats or dogs combined.
5. The size of pets is not specifically limited- however owners must be able to maintain control over their pet/s.
6. Pets shall be restrained (cats and dogs must be leashed) when on property outside the owner's apartment or visiting in the apartment of another resident. (If housing manager specifies a fenced walking area, pets could be unrestrained in those areas.
7. Pet owners shall be liable for damage and injuries for damage caused by their pets. While it's strongly suggested that pet owners obtain liability insurance, it is recognized that this is not a possibility for many tenants. The landlord may require of the tenant payment of a pet deposit for each dog or cat of \$50 (\$100 in carpeted units.)
8. Breed restrictions apply.
9. No pets shall be left outside on a tie out unattended.

TENANT MAINTENANCE OBLIGATIONS

Tenant agrees to promptly and regularly perform the following obligations in respect to ownership of a pet.

- Keep the unit and it's patios, if any, clean and free of pet odors, insect infestation, pet feces, urine, and litter.
- Restrain and prevent the pet from gnawing, chewing, scratching, or otherwise defacing the doors, walls, windows and floor coverings of the unit, other units and the common area, buildings, landscaping, and shrubs.
- Immediately remove, clean up and appropriately dispose of any pet feces, waste, and litter deposited by the tenant's pet on the common grounds, shrubs, flower beds, sidewalks, access ways, parking lots, and streets of projects. Dispose of pet waste and litter using procedures for the tenant's specific buildings.
- All carpets will be professionally cleaned when moving out.

Tenant

Date

Chippewa Valley Property Management

Date