



Tenant name _____

Apt # _____
Phone 1 _____
Phone 2 _____

Pet Policy

Here at Lamar Apartments we strive to make this a family friendly environment. For many of us family includes a pet, here are the rules and regulations to help make our home, your home, a safe and friendly place for all, human and animal alike.

1. Common household pets shall be defined as "smaller domesticated, non-aggressive animal" such as a dog, bird, fish, or turtle. **Cats are prohibited.**
2. With respect to dogs; No large dog; No aggressive tenancies dog; Including but not limited to: Pit-bulls, Mastiffs, Rottweiler, Labs, Sheppard, Retriever, Wolf, Hound, Setter, Dane, Blue Healer, and Chows are specifically prohibited and shall not be allowed at Lamar Apartments. This policy is designed to permit reasonable ownership of pets and should not be construed so as to allow the ownership of a trained "guard" dogs or "attack" dogs, nor should it be construed as favoring ownership of animals for the purpose of dog breeding, since dogs will be required to be spayed or neutered in accordance with this policy. **No more than 1 dog** (no more than **25 lbs.** and **height restriction** is no more than 18 inches.) shall be permitted in a household. A tenant with a dog may also have **1** other category of "common household pets" as defined above.
3. In the case of birds, a maximum of 1 bird may be permitted.
4. With regards to rodents, rodents other than *hamsters, gerbils, guinea pigs*, rats or mice are not common household pets for the purpose of this policy and shall not be permitted. This includes but is not limited to ferrets and rabbits.
5. There shall be no limit as to the number of fish but a maximum capacity of a **10 gallon tank** per apartment.
6. As for reptiles, any reptiles other than turtles are not considered common household pets for the purpose of this policy and will not be allowed.
7. All pets must be properly registered with and approved of by Lamar Apartments' manager. The **pet policy** must be signed and **pet fee** paid, and **registration form** completed by vet and signed by tenant, for your pet for identification purposes **before** pet(s) can stay at the apartments; If not local, **registration form must be completed within 30 days.** A **non-refundable \$300.00** fee will be charged. All mentioned above, pertains to **day care pet(s), dog-sitting, and visiting pet(s).**
8. Dogs must be **licensed** with the city and all pets must be **inoculated** and wear an identification tag(s). Verifications are required for acceptance. A Veterinarian and a back up pet care taker must be named and contact information given. (Fish only require that a back up care giver be named) No pet shall be left unattended in the leased unit for more than 12 hours. Pet owners are urged to kennel train all dogs when leaving them unattended and for the purposes of maintenance. ***Pets will be required to be contained either by kennel or by a leash held by owner when maintenance personnel are working in the leased unit, and during bug sprays, and inspections.***

9. Each pet owner shall be **responsible** for the proper care of their pet(s), including, but not limited to, good nutrition, grooming, routine veterinary care, flea control, routine inoculations, and compliance with all City, County, State and Federal statutes, ordinances, rules and regulations and anti-cruelty laws and regulations.
10. All pets must be on a leash or in a carrier and under the control of their owner at all times when outside the leased unit. **No pets** will be allowed at any time to be tethered anywhere on the grounds or in any common area.
11. Each pet owner shall be **responsible for clean up after their pet anywhere** on the Lamar Apartments property, including carrying a "pooper scooper" and/or disposable plastic bag anytime the pet is outside the leased unit. The vacant lots to the west of "B" building parking lot and east of "C" and "D" parking lots have been designated acceptable "pottying" locations. No pet cages shall be allowed to become unsightly or unsanitary. All pet waste, including litter and bedding, shall be double bagged and disposed of in the dumpster outside. No pet waste shall be put down a garbage disposal or disposed of in the toilet (including fish tank waste). A **\$50.00 fine** will be charged for leaving pet waste on grounds. If you are **found in violation** of the pet policy, fined, or not complying, or persistent problems with pet, **you're pet privileges will be removed**.
12. Pets may **not disturb other tenants** or damage or destroy Lamar Apartments property. The pet owner agrees to be **financially responsible for repairing or replacing any damage caused by their pet**. The cost of carpet and/or vinyl replacement will be charged to the pet owner. If a pet is disturbing other tenants or if a pet damages property, the pet owner agrees to permanently remove the pet from the apartment community within ten **(10) days** upon request by management. Extreme circumstances can dictate removal of the pet within twenty-four (24) hours. **Pet owners also agree that we or our agents may enter the leased unit and remove the pet with 24 hours written notice left in a conspicuous place** (i.e. the front door). Removal will occur if, in our sole judgments, you have: abandoned the animal, left the animal in the leased unit for an extended period of time without food or water, failed to care for a sick animal, or **violated our pet policy** and all reasonable effort has been made to contact the back up care giver. **Removal and boarding will be at the owner's expense**.
13. This agreement is valid only during the current lease term and can be discontinued at the end of said lease if deemed necessary or desirable by management. This agreement must be renewed and updated with the renewal of the lease term. No pet shall be abandoned when tenant vacates. Pet Policy must be signed, Pet Fee paid, and Pet Registration filled out and signed. Visiting pets are not allowed without documentation of a current rabies vaccine; ***Visiting pets and pets receiving temporary care will be subject to all terms of this agreement.***
14. **In reference to Service Animals & Emotional Support Animals (Therapy Animals):** Please notify in writing a "Reasonable Accommodations" letter to the Lamar Apartments. Handlers will be held responsible to the State Laws. You can request a copy of the "Information Guidance & Training on the Americans with Disabilities Act by DBTAC" from Lamar Apartments Management. No Pet is allowed into the apartment prior to receiving all required information by law; service animals, therapy animals, emotional support animals, and an everyday household pet.
15. These terms are legal and binding in addition to and in conjunction with a tenants lease. As with the lease these terms are not negotiable but they are subject to change in order to accommodate the needs of Lamar Apartments, management and owner. Management's decision concerning pets is final. ***Violation of this policy will be treated as a violation of the tenants lease.***

Sign & Date
