

Arbors of Lapeer Pet Policy

1. Requirements Include:

- A monthly rent premium of \$30 for each pet
- An initial Pet Deposit of \$200.00 (per pet)
- All pets must be kept, maintained, and licensed in accordance with the regulations of local Health Department and all other applicable government agencies.
- Pets must be current with all inoculations

2. Restrictions Include:

- Limit of 2 pets per apartment, each must be owned by the Tenant, no “guest pets”
- Pets may not exceed **70** pounds (total, combined weight) at any time
- Dogs must be of a non-aggressive breed, as documented by a veterinarian upon request. Specifically, no Mastiff, Doberman, Rottweiler, Pit Bull, Akita, Chow, German Shepherd, or mixed descent including these breeds.
- No pet with a bite record shall be allowed
- No pet shall be able to run loose, or be tied up and left alone, when outside; they shall be restrained in a cage, container, or a leash (8' max), by the adult Tenant
- Pets are not permitted outside the designated pet area unless in an enclosed vehicle.
- Pets are not permitted near any common recreation, play area, or clubhouse facility

3. Tenant (Owner) Responsibilities Include:

- Immediate and proper disposal of any waste resulting from the pet(s) activities
- Must represent and warrant that pet will not pose a threat or danger and to indemnify and hold harmless Landlord from any and all claims arising out of the presence of said pet.
- Must have in force and provide proof that their Renters Home Owners Policy includes pet coverage, with a \$100,000 limit
- Pay upon demand, any and all damages, cleaning charges, and/or repairs to any of the Landlord's property or that of any Tenant's, resulting from the pet's presence

4. The Tenant represents and warrants that said pet will not pose a threat or danger to any of the other Tenants, wildlife, property and equipment.

5. The Tenant agrees to indemnify and hold harmless Landlord from any and all claims arising out of presence of said pet.

6. Pets may not exceed 80 pounds (total, combined weight) at any time.

7. All dogs must be licensed with the Lapeer County Animal Control, and proof provided that such license is current at all times. License tags and identification must be present on the pet at all times.

8. Pets must be current with all inoculations, and proof provided of such prior to occupancy and also upon request.

9. No pet shall be able to run loose, or be tied up and left alone, when outside the apartment; they shall be restrained in a cage, travel container, or a leash that does not exceed eight (8) feet in length, by the adult Tenant.

10. Tenant shall provide recent photograph of the pet as required, but at least prior to occupancy & annually thereafter.

11. All waste resulting from the pet(s) activities is the responsibility of the Tenant and must be properly sealed, wrapped, and disposed of immediately.
12. No Pets are allowed beyond the area surrounding the buildings shown above, unless properly contained in an enclosed vehicle. No pets near a Play Area, or at the Clubhouse, at any time.
13. The Tenant agrees to immediately pay upon demand, any and all damages, cleaning charges and/or repairs caused to the apartment or any of the Landlord's property or any of its Tenants, as a result of the presence of the pet.
14. An initial Pet Deposit of \$200.00, **for each pet**, must be paid prior to any pets moving in.
15. A Pet Fee must be paid of \$30.00 per month **for each pet**.
16. All damages are the responsibility of the pet owner, including any which exceed the deposit(s) given.
17. All pets must be owned by the Tenant –no "guest pets"