

MEADOWBROOK APARTMENTS PET POLICY AGREEMENT

1. All Tenants acknowledge that only domesticated cats and dogs will be allowed to live within approved buildings at Meadowbrook Apartments without being confined to a cage or other domicile at all times. Ferrets and rabbits are strictly prohibited from all buildings at Meadowbrook Apartments. All pets must comply with the following rules and regulations pertaining to that pet.
[REDACTED] Initial(s)
2. All Tenants acknowledge that 2603 Dover Square, 2603 Windsor Place, 2603 Compton Square, 2703 University Drive, 1305 Crestline Drive and 1317 Crestline Drive do not allow pets, with the exception of fish. [REDACTED] Initial(s)
3. A fine of \$150.00 will be imposed for each pet brought onto Meadowbrook Apartments property, whether visiting or living with tenant(s), without prior management approval. This fine will be in addition to the pet deposit if the resident chooses to register the pet and Meadowbrook Apartments chooses to approve it.
4. In the event that the resident wants to get a pet the following must be completed and turned into the office prior to the pet being brought onto Meadowbrook property.
 - a) A completed Pet Application with current vet records.
 - b) A pet deposit equal to one half month's rent.
5. Permission to keep a pet is granted by the landlord's sole discretion and is subject to the adherence of the Tenant(s) to all aspects of this pet policy. This permission may be revoked at any time if Tenant(s) violate the terms of the pet policy. As a pet owner the Tenant(s) agree to comply with the following rules and regulations regarding their pet.
 - a) A monthly pet fee of \$50.00 per pet will be assessed in addition to rent.
 - b) All pets must weigh no more than 50 pounds when full-grown. They must be house broken, spayed or neutered and more than six (6) months old at the time of move in. Aggressive breeds will not be allowed.
 - c) No resident may be allowed to keep more than two (2) cats or two (2) dogs or more than one (1) cat and one (1) dog.
 - d) All Fish tanks will be smaller than or equal to twenty (20) gallons.
 - e) Pets must receive proper veterinary care, including all appropriate inoculations as required by state and local laws.
 - f) Pets must be confined to the Tenant(s) apartment or town home, and may not be allowed to roam free. A pet may not be tied or left unattended in any common area or patios or balconies. When outdoors, pets are to be carried or restrained either by leash or animal carrier.
 - g) All Tenants who walk their pet are responsible for immediately cleaning up after their animals, and disposing securely bagged pet droppings inside a dumpster. Meadowbrook employees who see you walking your dog may ask to see your "doggie bag". Any resident found not cleaning up after his or her pet will be charged a \$25.00 fine (for each instance).
 - h) Cat litter must be placed in tied and doubled plastic bags and taken to a dumpster. Litter may not be disposed of in toilets.

All Initial [REDACTED]

- i) No pet shall be allowed to become a nuisance or create any unreasonable disturbance. This includes but not limited to: personal injury or property damage, continuous noise for a period of ten (10) minutes or intermittently for one (1) hour, and aggressive or vicious behavior.
 - j) Meadowbrook Management reserves the right to inspect the apartment (with proper advanced notice) to determine if there may be damage from the pet. If damage is found, the resident will be given notice to repair the problem within 14 days or Meadowbrook Management will bill the Tenants for the damages.
6. If management has a need to enter the unit, and if proper notice (24-hours) is given, the resident agrees to have their pet properly restrained. This includes, but is not limited to the following situations: Inspections by management; maintenance repairs; the exhibition of the unit for re-renting.
 7. In the event the tenant(s) fail to comply with this Pet Policy Agreement or the pet is determined to be a nuisance or a danger to the housing community and its residents the Landlord may, at its option, deliver a written notice to the tenant stating the written acts of omission constituting the breach, and specify that the tenant must vacate the premises on a date not less than thirty (30) days after the tenant's receipt of such a notice if the breach is not remedied within fourteen (14) days after the tenant's receipt of such a notice. The tenant will continue to be liable for the lease obligations until the earlier of either the expiration of the lease term, or when the premises can be rented to another party.
 8. Residents are responsible for visiting pets, which are subject to the same restrictions, deposits and fees as resident pets. No pets of guests can stay in the unit without the prior written approval of the resident manager.

By my/our signature(s) below I have read and understood the above pet policy agreement.

Signature Date

Signature Date

Signature Date

Signature Date

Apartment Number