



HIGNELL
COMPANIES

The Hignell Companies Pet Policy

This Addendum is an amendment to the lease dated _____ between _____ Apartments (Owner/Agent) and _____ (Resident), for the premises located at _____ Unit # _____, CA _____.

STATEMENT OF VALUES

The management of _____ Apartments wants to encourage residents to value and enjoy their apartments as they would their own homes. We believe that residents should be given every opportunity to pursue their interests, consistent with the rights of their fellow residents and the property owner(s). By fostering an attitude of mutual respect and cooperation, our common interest in a safe, pleasant, and well-maintained building is best achieved.

In keeping with this philosophy, and after carefully considering all the interests involved, we have decided to adopt a limited pet policy that will allow residents committed to responsible pet ownership to have a pet. In reaching this decision, we have taken into account the important contributions that pets can make to the lives of people who value and appreciate animals. We have also considered the fact that there are people who wish to avoid contact with pets and other animals.

The pet policy is designed to protect both pet guardians and non-pet guardians, and to ensure that the animals receive responsible care. The policy applies to all pets kept on the property and will be strictly enforced. All residents will receive a copy of the policy.

PET POLICY

1. Permission to keep a pet is granted at Owner's sole discretion and is subject to Resident's strict adherence to all aspects of this Pet Policy. Any Resident who wishes to keep a pet will first obtain Owner's approval. Owner will take into account the dog's temperament and the arrangements the Resident has made for training and exercising the dog.
2. Each unit may house no more than one (1) pet. Only common household pets will be allowed. These include a dog, cat, fish, or bird. Owner agrees to permit Resident to keep the pet(s) described in this Agreement in accordance with the Pet Policy. Refer to the "Restricted Breed List" regarding dogs that are restricted from Property.

ALL PETS MUST BE THIRTY POUNDS OR LESS AT MATURITY.

Name: _____ Type: _____ Breed: _____

Age: _____ Color: _____ Weight: _____

3. Residents are responsible for and must immediately pay for all damages or injuries caused by their pet. If animal damage is found upon move out, any and all charges incurred (including black light testing performed to identify damage) will be billed to the Resident. If the cost of repairing any damages caused by the pet exceeds the security deposit, the resident will be responsible to cover the excess costs. Resident agrees to indemnify, hold harmless, and defend Owner and all of Owner's agents and employees against all liability, judgments, expense (including costs and attorney's fees), or claims by third parties for any injury to a person or damage to property of any kind whatsoever caused by Resident's pet.
4. Resident represents the Pet is quiet and "housebroken". Residents are responsible for ensuring that their pet does not disturb or annoy other residents or neighbors. Residents whose pet is determined by Owner to be disturbing others must remedy the situation immediately. A Resident who fails to remedy the situation after two warnings will receive a 30-day notice to remove the pet from the premises. If the Resident fails to remove the pet, the Resident will be considered in breach of Resident's Lease or other Rental Agreement and may be required to vacate the premises.
5. No pet is to be left alone in a Resident's apartment for a period longer than that which is appropriate for the needs of the individual pet. While this period may vary depending on the pet in question, Owner and Resident understand that, in general, dogs should not be left alone for more than nine (9) hours, and other pets for more than 24 hours, on a regular basis. When Owner has reasonable cause to believe a pet is alone in an apartment and either that pet is creating a disturbance or any other emergency situation appears to exist with respect to that pet, Owner will attempt to contact the Resident to remedy the situation. If Owner is unable to contact the resident within a reasonable period, Owner may enter Resident's apartment and make any necessary arrangements for the pet's care, including removing the pet and placing it in a temporary home, such as a boarding kennel. Any costs incurred will be charged directly to the Resident and will be payable within thirty (30) days.
6. The pet is to be kept inside the Resident's apartment. Dogs or cats going in and out of the building must be on leash and under the Resident's control at all times.
7. Residents may not leave their pet on the patio for extended periods of time. Patios should be kept clear of animal droppings.
8. Residents are responsible for keeping all areas where the pet is housed clean, safe, and free of parasites, including fleas. Dog owners must immediately pick up and dispose of, in a sanitary manner, all dog waste deposited on the street or grounds. Cat owners must place soiled cat litter in tied plastic bags and dispose of the bags in garbage bins designated by Owner. **Under no circumstances will cat litter be flushed down the toilet.**

9. All adult dogs and cats must be spayed or neutered, unless a veterinarian certifies that health problems prevent the dog or cat from being spayed or neutered. All pets must receive proper veterinary care, including all appropriate inoculations; must be well-groomed, and must be given a healthy diet and exercised according to their needs. All pets must also be maintained in accordance with applicable state and local laws. Dogs and cats must wear identification tags at all times. Resident shall prevent fleas or any other infestation of the rental unit or other property of Owner.

10. Resident must provide:
 - a. A photo of the pet to be kept on file
 - b. A veterinarian's certification of current inoculation and general health exam

11. Resident agrees to comply with
 - a. Health and Safety Code, and all applicable governmental laws and regulations
 - b. All Pet Addenda

12. Resident agrees that the pool area, fitness room, clubhouse, laundry room, and rental office are off-limits to pets.

13. Resident shall provide the following information and promptly notify Owner in writing of any changes:

Emergency caretaker for pet(s):

Name: _____ Telephone: _____

Address: _____

Veterinarian:

Name: _____ Telephone: _____

Address: _____

By signing this Agreement, Resident has agreed to the above Hignell Companies Pet Policy. There is a pet rent charge of \$40.00 each month.

I have read, understand and agree to the above Policy in its entirety. I understand that failure to adhere to the terms of the Policy in its entirety will result in the termination of my residency.

Resident

Date

Owner/Agent

Date





THE HIGNELL COMPANIES RESTRICTED DOG BREEDS

- American Pit Bull Terrier
- American Bulldog
- American Staffordshire Terrier
- Bull Mastiff
- Rottweiler
- German Shepherd
- Cane Corso
- Husky
- Chow Chow
- Doberman Pincher
- Akita
- Wolf Hybrid
- Boxer
- Rhodesian Ridgeback
- Basenji
- St. Bernard
- Great Dane
- Alaskan Malamute

