

CASCADE COMMUNITY MANAGEMENT, LCC

PET POLICY/AGREEMENT

Tenant(s) Name:	
Property Address:	

Introduction

Pets are welcome at **Cascade Community Management, LLC** properties. Pets are meaningful to many residents as they provide companionship, services, and safety to their families. Cooperation between management and residents is required in order to promote compliance with pet regulations through responsible pet ownership.

Management Approval

Management must pre-approve all pets before the pets are allowed on the property or in an apartment. Dogs must be of "good nature." No guard dogs or dogs which bark at neighbors or at neighbors pets are allowed. In addition, the following dog breeds are not allowed: Rottweiler, Doberman, Pit Bull, and similar aggressive varieties are determined solely by Cascade Community Management, LLC

Reasonable Accommodation

If an animal is required as an accommodation, the resident is encouraged to complete a Request for Reasonable Accommodation Form. Cascade Community Management will waive standard fees, restrictions, and/or additional deposits if the presence of a service animal is verified to be a reasonable accommodation for a disability. All rules and policies apply to service animals, with the exception of insurance and deposit requirements.

Local Ordinances

Pets will be in compliance with the local ordinances at all times. Proof required.

Other Requirements

1. No more than 2 pets (total) are allowed in any home. "Exotic" pets and reptiles are not allowed in the rental homes. All birds must be kept in cages and not released to fly around the house.
2. There is a Refundable Pet Deposit (see chart for amount). If there is no damage done by the pet, the deposit will be refunded to you once you move out.

Rates are:

0-15 Pounds Dog or Cat	\$200.00
16-20 Pound Dog	\$250.00
21-30 Pound Dog	\$300.00
31-40 Pound Dog	\$350.00
41-50 Pound Dog	\$400.00
51-60 Pound Dog	\$450.00
60 plus Pound Dog	\$500.00

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3. Pet Owners will supply current photographs of all pets for management files.
4. The pet(s) shall be on a leash or otherwise under the Resident's control when it is outside the Resident's dwelling. Dogs are permitted to be unattended outside only if the pet is in the Resident(s) fenced yard area and all reasonable precautions have been made to secure the pet.
5. Pets that are reported as a nuisance **must be** removed by management's request.
6. Pets will not be chained or tied in any way to the exterior part of the building.
7. Pets will be kept clean and free of pests.
8. All cats and dogs must be house broken. All carpets are checked for urine with industry standard equipment upon move-in and move-out. If urine is detected upon move-out, tenant will be charged a replacement prorated based upon the life of the carpet and the age of the carpet.
9. Pet waste is to be removed immediately, sealed in plastic bags, and disposed in to the dumpster. Pet litter or pet waste may not be disposed in a sink or a toilet.
10. Pet owner will maintain renter's insurance at all times when pet will be residing in the apartments. The community should be named as an "additional interest" on the policy, and the Certificate of insurance is required at each renewal with minimum liability coverage of \$300,000.00. (Insurance is not required for service animals and pets at HUD or RD communities.)
11. Pet owner must provide a current contact of a responsible person who will care for the pet(s) if the owner becomes unable to care for the pet(s) properly.
12. Pets shall not be kept, bred, or used for any commercial purpose.
13. Any damage (beyond ordinary wear and tear) to the interior or exterior of the premises, grounds, flooring, walls, trim, finish, carpeting, etc. caused by the pet will be the financial responsibility of the resident. If a component is damaged, the resident agrees to promptly pay all costs involved in restoring it to its original condition.
14. Failure to comply with the terms of this agreement shall give the Owner/Agent the right to revoke permission to keep the pet(s).
15. This agreement is incorporated into and shall become part of the Lease Agreement executed between the parties.

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Any pet which causes physical harm or a threat to cause physical harm to any resident, guest, staff member, or other authorized person who is present upon complex grounds, shall be removed immediately from the premises by management. Violation of pet policy places a resident in material noncompliance of the lease agreement.

Description of Pet(s)

1. Type/Breed: _____ Weight: _____ Color: _____ Name: _____

Spayed/Neutered: Y___ N___ Vaccinations: Y___ N___ License #: _____

2. Type/Breed: _____ Weight: _____ Color: _____ Name: _____

Spayed/Neutered: Y___ N___ Vaccinations: Y___ N___ License #: _____

I have read and understand the Pet Agreement and Policy.

Tenant/Date

Tenant/Date

Owner/Agent

Insert Picture Here:

