



PET POLICY

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IT IS UP TO THE DISCRETION OF THE PROPERTY OWNER TO ALLOW PETS

Those residents who qualify may own and keep common household pets in designated units. All residents who are eligible to keep a pet in a designated housing unit operated by AHMC Asset Management (also known in this Pet Policy as "Management") shall demonstrate that they have the physical and financial capability to care for that pet.

1. *Application for Pet Permit.* Prior to housing any pet on premises, the resident shall make application to AHMC Asset Management, 3806 Oakwood Hills Parkway, Suite 1, Eau Claire WI 54701-7779. The attached Pet Permit must be accompanied by the following:
 - A. A current license issued by the appropriate authority, if applicable;
 - B. Evidence that the pet has been spayed or neutered; and,
 - C. Evidence that the pet has received current rabies and distemper inoculations or boosters, as applicable.
 - D. Proof of Renters' Insurance insuring the pet.
 - E. Resident is responsible for regular treatment of pet for flea control.
2. All residents with pets permitted to be kept on-premise shall comply with all of the following rules:
 - A. Usual and/or commonly owned domesticated, family-type household pets including, but not limited to, dogs, cats, birds, or tropical fish may be permitted. The weight of a dog or cat may not exceed 20 (twenty) pounds. Birds, tropical fish may be permitted on a case-by-case basis.
 - B. Only one (1) pet per household will be permitted.
 - C. Dogs and cats must be licensed yearly with the appropriate authority and resident must show proof of annual rabies and distemper booster inoculations.
 - D. Vicious and/or intimidating pets of any type will NOT be allowed.
 - E. All dogs and cats **must** be spayed or neutered, as applicable.
 - F. Dogs and cats shall remain inside the resident's unit. No animal shall be permitted to be loose in hallways, lobby areas, laundry areas, community rooms, yards, or other common areas of the facility.
 - G. When taken outside the unit, dogs and cats must be kept on a leash controlled by an adult.
 - H. Birds must be confined to a cage at all times.
 - I. Residents shall not permit pets to disturb, interfere with or diminish the peaceful enjoyment of other residents. The terms "disturb, interfere with and diminish" shall include but not be limited to barking, howling, chirping, biting, scratching, and other like activities. *Complaints of disturbance of this nature shall constitute a violation of Lease and may result in the revocation of the Pet Permit, termination of the Lease Agreement, or both.*
 - J. Residents must provide litter boxes for cat waste, which must be kept inside the dwelling unit. Residents shall not permit refuse from the litter boxes to accumulate nor become unsightly or unsanitary.
 - K. Residents are solely responsible for cleaning up pet droppings, if any, outside the unit and on facility grounds. Droppings must be disposed of by being placed in a sack and then placed in a container outside the building provided by the management.
 - L. Pet exercise and relief areas shall be those areas designated by the management.
 - M. Residents are responsible for properly disposing of dog and cat waste in a container outside the building provided by the Management.
 - N. Residents shall take adequate precautions and measures necessary to eliminate pet odors within or around the unit and shall maintain the unit in a sanitary condition at all times.
 - O. If pets are left unattended for a period of 24 hours or more, the management agent or his agents may enter the dwelling unit, remove the pet and transfer it to the proper authorities, subject to the provisions of state law and pertinent local ordinances. The management accepts no responsibility for the animal under such circumstances.
 - P. Residents shall not alter their unit, patio, or unit area in order to create an enclosure for a pet.

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- Q. Residents are responsible for all damages caused by their pet(s) including the cost of cleaning the carpets and draperies and/or fumigation of units. Carpets will automatically be commercially cleaned and disinfected after resident vacates if not professionally cleaned prior to move out; this cost will be charged to the resident.
 - R. Residents are prohibited from feeding or harboring stray animals. The feeding of stray animals shall constitute having a pet without the written permission of the management.
 - S. All resident pet owners are required to obtain a Renters' Insurance Policy. A copy of that policy shall be provided to the management at the time application for a Pet Permit is approved.
 - T. Resident pet owners are responsible for the safety and health of their pet during scheduled occasions when the dwelling unit/facility are being treated for de-infestation. The management shall not be liable for the ill health or death of a pet as a result of the periodic de-infestation treatment.
 - U. In the event of the death of a pet, the resident shall properly remove and dispose of the remains. The remains shall not be placed inside any container inside an occupied facility nor in a container on the project grounds.
 - V. Residents must identify an alternate custodian for pets in the event of resident illness or other absence from the dwelling unit. This identification of an alternate custodian must occur prior to the management issuing a Pet Permit.
3. The privilege of maintaining a pet in a designated unit shall be subject to the rules set forth in Section 2 above. This privilege may be revoked at any time if the animal should become destructive, create a nuisance, represent a threat to the safety and security of residents, or create a problem in the area of cleanliness and sanitation.
 4. Should a breach of the rules set forth in Section 2 above occur, AHMC Asset Management may also exercise any remedy granted it in accordance with applicable state statutes.
 5. Apartment inspections may be done by the resident manager at least once a year to ensure that the pet owner maintains the unit in a sanitary condition at all times.

PET PERMIT

Application for written permission to keep the following type of pet in the dwelling unit by the AHMC Asset Management is hereby made:

_____ / _____	_____
Type of Animal	Pounds (approx.)

Designated Alternate Pet Custodian in Case of Emergency is:

Name: _____

Address: _____

Apt. #: _____

Phone No.: (_____) _____ - _____

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I FULLY UNDERSTAND ALL OF THE RULES AND REGULATIONS REGARDING THE PRIVILEGE OF KEEPING A PET AND AGREE TO ABIDE BY ALL OF THOSE RULES AND REGULATIONS. I UNDERSTAND THE REQUIREMENT FOR, AND AGREE TO PROVIDE THE APPROPRIATE COPIES OF THOSE DOCUMENTS DESCRIBED IN THE PET POLICY. I HAVE RECEIVED, READ, AND I DO UNDERSTAND THE ABOVE PET POLICY PROVISIONS REGARDING THE KEEPING OF PETS AND AGREE TO ABIDE BY THOSE SAME PROVISIONS.

PET POLICY CHECK-OFF LIST: Please attach the following.

- License of Pet
- Photograph of Pet
- Proof of Veterinarian Shots/rabies
 - Cat- Annually
 - Dog-Semi-Annually
- Renters Insurance
- De-clawed (Cat)
- Proof of being spayed/neutered

Name of Resident (Please Print)

Street Address Apartment Number City State

Phone Number: _____ / _____

Resident Signature

Date

AHMC Asset Management Staff Member Signature (Manager/Director)

Date