



Triple Crown Corporation

DEVELOPERS ■ BUILDERS ■ MANAGERS

Providing excellence in real estate services

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Pet Welcome Policies and Application

SCREENING/REGISTRATION FEES

Pet owners must complete this form and be approved by the landlord prior to keeping a pet in the rental home. The resident must pay a one-time non-refundable pet privilege fee in the amount of \$250.00. In addition to the monthly rent, the resident must pay an additional monthly pet rent of \$30.00/month for one pet or \$50.00/month for two pets. If the pet is no longer living in the home the resident may cancel the pet lease by submitting written notice to the landlord. The monthly pet rent will cease on the first day of the following month in which written notice was given.

Resident(s) Name: _____

Address: _____ Phone Numbers- Home: _____

_____ Cell: _____

Work: _____

PET INFORMATION

Pet's Name	Type/Breed/Color	Sex	Age	License or ID Number

If the pet(s) are a dog or cat a current color photograph must be attached.

PREFERRED VETERINARIAN

Name: _____ Phone Number: _____

Address: _____

PET'S EMERGENCY CARETAKER (Someone who does not live in your household)

Name: _____

Phone Numbers

Home: _____ Cell: _____ Work: _____

Address: _____

PERMISSIBLE PETS

➤ **Dogs**

- Georgetown Crossing, The Falls at Beacon Hill and Beaumont Square:

Number allowed: 2 Weight Limit N/A

- Bent Creek Apartments:

Number allowed: 1 Weight Limit 50 lbs or 17 inches at the shoulder

Breed Restrictions (based on insurance company tables): Pit Bulls (Staffordshire Terriers), Dobermans, Rottweilers, Chows, Huskies, Akitas, Presa Canarios, Alaskan Malamutes, and German Shepherds are not permitted to occupy or visit the rental homes. Similarly, any animal with a bite history, aggressive nature or similar offense will be restricted as well. Mixes of these breeds will also not be accepted.

➤ **Cats, Birds and Small caged animals** *(Limited to guinea pigs, hamsters and gerbils)*

- Georgetown Crossing, The Falls at Beacon Hill and Beaumont Square:

Number allowed: 2 Weight Limit N/A

- Bent Creek Apartments:

Number allowed: 1 Weight Limit N/A

➤ **Rabbits, Ferrets, Lizards, Iguanas, Snakes & Reptiles of any kind,** are not permitted to occupy or visit a Triple Crown Corporation Rental home.

RESTRICTIONS

1. Pets shall not be kept, bred or used for any commercial purpose. Only the above referenced pets are allowed. All others are strictly prohibited.
2. Pets must be confined to the pet owners home and must not be allowed to roam free or be tethered. Pets must not be left unattended on patios or balconies. Pets in transit are to be carried, restrained by leash, or placed in an animal carrier. Pets shall be exercised on leash, off the premises or in pet exercise areas specifically designated for their use (if applicable). Any tethers found on or around the rental homes will be removed and disposed of properly without notice to resident.
3. Persons who walk pets are responsible for immediately cleaning up after their animals and discarding securely bagged pet waste in proper receptacles. Cat litter or any pet waste may not be disposed of in toilets.
4. Pet caregivers are responsible for any damages to the home or common areas caused by their pets. Any damages caused by cleaning chemicals or other such materials used in an attempt to remedy said damages is additionally the responsibility of the pet owner.
5. No pet will be permitted to become a nuisance or create any unreasonable disturbance. Examples of nuisance behavior for the purposes of this paragraph are as follows:
 - a. Pets whose behavior causes personal injury or property damage.
 - b. Pets who make noise continuously and/or incessantly for a period of one hour or intermittently for four hours or more to the disturbance of any person at anytime of day or night.
 - c. Pets in common areas who are not in complete physical control of a responsible human companion and on a hand-held leash of no more than ten feet in length or in a pet carrier.
 - d. Pets who relieve themselves on walls or floors of the rental home or common areas.
 - e. Pets who exhibit aggressive or other dangerous or potentially dangerous behavior.
 - f. Pets who are unclean or infested with parasites.
6. Notwithstanding any other provision herein, disabled individuals may keep assistance animals in their homes and no pet deposit or fee will be assessed to the resident. The pet caretaker must provide for the collection of the assistance animal's waste collection. Furthermore, nothing herein shall hinder full access to the rental home and the common areas to individuals with disabilities or their assistance animals.

7. Feeding or otherwise caring for stray animals is prohibited. Stray or injured animals shall be reported to the local animal control authority for pick up.
8. Residents are responsible for the pets of guests who visit their home, such pets are subject to the same restrictions as resident pets. Visiting pets are not permitted to occupy the rental homes for more than five days (consecutive or staggered) in any one-year period without prior written permission of the Property Manager.
9. Pet caregivers shall indemnify the landlord and hold harmless against loss or liability of any kind caused by their pets.

ENFORCEMENT

Any resident or managing agent personnel observing an infraction of any of these rules shall discuss the infraction in a neighborly fashion with the pet caregiver in an effort to secure voluntary compliance. If the complaint is not resolved, it must be put in writing, signed and submitted to the Property Manager. If management agrees with such complaint, the pet owner will receive written notice of the violation.

If upon the third violation notice the problem is still unresolved, arrangements will be made for the permanent removal of the pet. Failure to remove the pet will result in a hearing with the District Justice. At the landlords discretion, immediate removal or arrangements for a hearing may be made if the nature of the complaint involves personal injury or the imminent threat thereof. The landlord may require the permanent removal of any pet, if such pet is determined by the landlord to be a nuisance or a danger to the housing community and it's residents.

If so determined, the pet caregiver will have five days to remove the pet from the premises. The landlord also has the authority to assess and collect fines for violations of the house rules pertaining to pets and to assess and collect amounts necessary to repair or replace damaged areas or objects. The fines are as follows:

- a. A \$50.00 clean up fee will be assessed to the rental account for failure to immediately pick up the animals fecal waste and dispose of it properly.
- b. A \$50.00 fine will be assessed to the to the rental account if pets are left unattended outside and must be detained and returned to the home.

By signing this document you are acknowledging that you have read, understand and agree to all the terms and conditions stated in this document related to keeping pets in our rental property. By signing this application you guarantee the full compliance with all rules and regulations by yourself, all occupants, and guests in your household.

Resident Signature: _____ Date: _____

Resident Signature: _____ Date: _____

Resident Signature: _____ Date: _____

Resident Signature: _____ Date: _____

Triple Crown Corporation Representative: _____ Date: _____