

CityBlock Properties, INC. General Pet Policy

Pet fee is \$300 per pet. This is only a fee not a deposit and does not cover damages. No more than 2 pets per household is allowed.

Statement of Values

CityBlock Properties, INC. wants to encourage tenants to value and enjoy their apartments as they would their own homes. We believe that tenants should be given every opportunity to pursue their interests, consistent with the rights of their fellow tenants 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 adopted a pet policy that will allow tenants 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 owners and non-pet owners, and to ensure that the animals themselves receive responsible care. The policy applies to all pets kept in the building and will be strictly enforced. All tenants will receive a copy of the policy.

Pet Policy

1. Permission to keep a pet is granted at management's sole discretion and is subject to tenant's strict adherence to all aspects of this pet policy. Any tenant who wishes to keep a pet (or get an additional pet) will first obtain management's approval and sign a pet agreement.
2. Only common household pets will be allowed. These include dogs, cats, fish, birds, rabbits and rodents, such as guinea pigs and hamsters, kept as companion animals. No tenant will be allowed to keep more than two large pets (ie. cat or dog). Requests to keep more than one pet of any other species will be approved at management's discretion.
3. In making a decision on whether to approve a tenant's request to keep a dog, management will take into account the dog's temperament and the arrangements the tenant has made for training and exercising the dog.
4. Pets are to be kept inside the tenant's apartment. Special permission may be granted on a case-by-case basis for pet access to light wells. **Dogs going in and out of the building must be on leash and under the tenant's control.**
5. Tenants are responsible for keeping all areas where pets are 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 around the property, streets or sidewalks. Cat owners must place soiled cat litter in strong, tied, plastic bags and dispose of the bags in the garbage chute or cans. A fee of \$50 will be charged to the tenant if pet waste has to be cleaned by management.
6. All adult dogs and cats must be sprayed or neutered, unless a veterinarian certifies that health problems prevent the dog or cat from being sprayed 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.

7. No pet is to be left alone in a tenant's apartment for a period longer than that which is appropriate in light of the needs of the individual pet. While this period may vary depending on the pet in question, landlord and tenant understand that, in general, dogs should not be left alone for more than 9 hours, and other pets for more than 24 hours, on a regular basis. When management has reasonable cause to believe that 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, management will attempt to contact the tenant to remedy the situation. If management is unable to contact the tenant within a reasonable period, management may enter tenant'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 to the tenants account.

8. Tenants are responsible for ensuring that their pets do not disturb or annoy other tenants or neighbors. Tenants whose pet(s) are determined by management to be disturbing others must remedy the situation immediately. A tenant who fails to remedy the situation after **two** warnings will receive a 30-day notice to remove the pet from the premises. If the tenant fails to remove the pet, the tenant will be considered in breach of tenant's lease or other rental agreement and may be required to vacate the premises.

9. Tenants are responsible for and must immediately pay for all damages or injuries caused by their pets. In addition, each tenant who wishes to keep a dog or cat must pay a pet fee of \$300 per pet upon signing the pet agreement. After tenant vacates the apartment, management may use funds from the tenant's regular security deposit to cover pet damages. If management uses all or any portion of the pet fee or security deposit to cover any pet-related damages or expenses incurred by management during the tenant's tenancy, the tenant must immediately restore the deposits to their full, original amounts.

10. The pet deposit is non-refundable. The pet fee is a one time charge regardless of how long the tenant plans on leasing the premises. The pet fees is simply a fee to allow a pet to live in one of our units. Your pet fee will not cover or pay for any pet or regular damages.

11. This agreement must be signed and the pet fee must be paid before allowing a pet to live in the unit. If you are discovered to have a pet without landlord's permission in your unit, you are immediately subject to the pet discovery fee of \$600, due in full-no exceptions. If you are discovered with a pet the second time, you will be charged a second \$600 pet discovery fee and asked to move. Tenant will be liable for the remainder of the lease, damages, cleaning charges, and forfeit the security deposit.

I have read, understand and agree to abide by the above pet policy.

Tenant

Date

Management

Date