

RJK PROPERTY MANAGEMENT PET RULES

All pets must be specifically approved before they move into the building. There is a two pet limit and a one dog limit per apartment. Dogs must be at least six months old.

Dog owners must present to RJK Property Management proof of insurance with a minimum \$100,000 liability coverage for dog bites. Proof of insurance will be required annually with lease renewals. This can be part of a rental policy or a separate dog policy.

All pets must be at least six months old and non-aggressive. Non-aggression includes allowing landlords and trades people into the apartment when the tenant is not home, and passing other tenants and tenant pets in the common areas without incident. Pets that are generally non-aggressive but may be unpredictable must be kept in crates any time the tenant is away from the apartment in case the landlord needs to enter the apartment in an emergency.

Pets are not allowed in common areas of the building except to leave and return to their apartments, nor should they ever be left unattended while in common areas of the building or yard. While in common areas all pets must either be on leashes (with a human holding the other end), be carried, or in carriers.

Pets should not be allowed to damage any part of the building or yard by chewing, scratching, digging or in any other manner. Pet owners are warned that the woodwork in some of our apartments and hallways may contain lead base paint, which has been known to cause brain damage and weird behavior in animals who chewed on it.

Pets should not disturb other tenants or neighbors by howling, yowling or barking. An occasional woof or meow is OK. If a dog has a consistent barking problem the tenant must be willing to take measures to eliminate the problem, including a bark collar.

Pet waste in the parkway, yard, sidewalk or patio should be picked up IMMEDIATELY. It is not OK to do so daily or every few days. Pet waste should be bagged and placed in a proper waste container behind the building; not bagged and left by the door, in the parkway or in the hall waste container. We expect our pet owning tenants to pick up their pets' waste anywhere in the neighborhood and to respect city ordinances so that we do not get complaints.

All pets must be house trained or litter trained. Paper trained is not house trained. For pets that sometimes miss the litter box protective plastic must be placed under and around the litter box to protect the floor.

Pets may not relieve themselves on porches, decks, walkways or in areas landscaped with bushes and / or flowers.

I have read RJK Property Management Pet Rules as stated above. I understand that I must comply with these rules in order to qualify as a pet tenant during this lease term and thru all lease renewals in RJK apartments. I understand that if my pet and I do not comply I may be asked to get rid of the pet.

Tenant

Date