



# UNIQUE

## APARTMENT HOMES

2811 WEST ST. #102, AMES, IA 50014 | 515-292-5050

### ADDENDUM TO LEASE: PET POLICY

#### TERMS:

We believe in the significance a pet can mean in a person's life. Many of our employees are pet owners and when possible, we do like to allow pets in some of our units. However, because many of our units are multiple dwellings, we also must take precautions for the proper quality of life for all our tenants and their prospective pets. Therefore, it was necessary to establish the following guidelines for having a pet while renting with us. Management reserves the right to refuse any pet/animal for any reason – breed, size, location of apartment, etc. If any rule or provision of the Pet Policy is violated by tenants or guests, Management reserves the right to have the animal removed from the premises immediately and permanently.

#### PET RULES:

1. Only one pet will be allowed per dwelling unit, unless approved by Management.
2. When a pet has been allowed, it should be fully described on the tenants' account. You must also fill out appropriate paperwork to register the animal/pet with the office.
3. All pet owners must carry liability insurance.
4. All pets (including cats) are to be on a leash when not inside the dwelling unit. Failing to do so will result in a fine.
5. Pets are not to be staked out at any time. All stakes, leashes, ropes, chains, etc. will be picked up and fines will be issued.
6. All pet stools must be picked up immediately and disposed of properly. Failing to do so will result in fines for each pile of stool that is not picked up immediately.
7. No unauthorized pets will be allowed on the premises of your property without prior consent. This includes pet sitting, friends, or family bringing pets during visits, etc.
8. Tenant is responsible for actions of the pet at all times.
9. If a pet attacks/bites a person or another animal, or is determined by Unique Apartment Homes Management to be dangerous, abandoned, neglected, or a nuisance the animal is subject to immediate removal.

**PET FEE:** \$150 NON-refundable fee/pet friendly unit OR \$500 Refundable deposit

**PET RENT:** \$50 for 1 pet, \$70 for 2 pets

**PET FINES:** \$300 Unauthorized/unregistered pet – eviction of pet and possible eviction of tenant  
 \$150 Any pet that is not leashed at any time  
 \$100 Pet found without its proper registration tag  
 \$50 Each pile of fecal matter that is not picked up immediately  
 \$50 For any pet that is left tied or staked out  
 \$50 Each time for not following the dog park/dog wash rules and regulations

**RABIES VACCINE:** You must provide a rabies vaccine/certificate to us along with this pet policy. The rabies vaccine must cover the full duration of your lease. If your rabies vaccine expires before your lease ends, you must bring in the updated vaccine report to our office.

#### DESCRIPTION OF PET:

SPECIES: <input type="checkbox"/> DOG <input type="checkbox"/> CAT	BREED:		COLOR/DESCRIPTION:
PET NAME:	AGE:	WEIGHT:	SEX: <input type="checkbox"/> MALE <input type="checkbox"/> FEMALE
DATE OF LAST RABIES VACCINATION:	DATE SPAYED/NEUTERED:		DECLAWED: <input type="checkbox"/> YES <input type="checkbox"/> NO
PRIMARY VET:	VETERINARIAN PHONE:		VETERINARIAN CITY/STATE:

I have read and understand the policy regarding pets. I agree to abide by the established rules and I understand that in failing to do so, I could be fined or potentially evicted.

SIGNATURE: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_ DATE: \_\_\_\_\_