

PMCProperty Group

Pet Policy

1. **Leashed Pet:** The pet(s) shall not be allowed out of the leased premises unless it is in the custody of a responsible person and on a leash.
2. **Pet Waste Clean-up & Disposal:** Tenant(s) are responsible for cleaning up and properly disposing of all pet waste.
3. **Curbing Pet:** The pet(s) shall not be curbed on shrubbery flowers, or small trees.
4. **Damages to Property:** Tenant(s) will be responsible and will pay for any damage or destruction caused by the pet(s) to the leased premises, appurtenances, any furnishings or other property of Landlord or other tenants, the apartment building and surrounding area. It is the responsibility and liability of Tenant(s) to repair the damaged items to their former condition and/or replacement where necessary, in the sole opinion of the Landlord.
5. **Nuisance:** Tenant(s) agrees to put the pet(s) out for board or otherwise remove the pet(s) from the leased premises for the balance of the lease term, if the pet(s) is or becomes a nuisance or annoyance or interferes with the rights or enjoyment of other residents, or because of any noise or smells emanating from the pet(s) or damage by the pet(s), or if Landlord shall subsequently revoke this consent. Resident(s) agree to use a bark collar, if necessary.
6. **Pet Fee:** In consideration for the privilege of keeping the pet(s) on said premises, Tenant(s) shall pay **a one-time non-refundable fee of \$300.00 per pet and a monthly fee of \$35.00 per pet. Fees are subject to change. Fees for Service Animals are waived.**
7. **Liability Not Limited:** The additional monthly fee and additional one-time fee under this Pet Agreement do not limit Tenant's liability for property damages, cleaning, deodorization, defleaing, replacements, or personal injuries.
8. **Removal of Pet:** In some circumstances, management may enter the dwelling and remove the pet, with one day's notice left in a conspicuous place, if, in our soul judgment you have:

-Abandoned the pet.

-Left the pet in dwelling for extended period of time without food or water.

-Failed to care for a sick pet.

-Violated our pet policies or this addendum.

-Let the pet defecate or urinate where prohibited.

Note: If you are unable to care for your pets, particularly in the event of eviction, reach out to family, friends, and social networks to locate temporary or permanent housing for your pet. Your local animal shelters may be able to assist you, as well, by providing additional resources or temporary foster caretaking while you get back on your feet. If no other solution can be found, they may be able to take your pet into their program to find appropriate placement. For more information, access the following link: <https://mda.maryland.gov/SiteAssets/Pages/Pets-andeviction/HB102%20-%20Pet%20Protections%20During%20Eviction%20Flyer.pdf>.

9. **Multiple Tenants:** Each Tenant who signed the Lease must sign this Pet Agreement. You, your guests, and any occupants must follow all pet rules. Each Tenant is jointly and severally liable for damages and all other obligations set forth in this Pet Agreement, even if the Tenant does not own the pet.
10. **Liability for Damages, Injuries, Cleaning, etc.:** You and all co-residents will be jointly and severally liable for the entire amount of all damages caused by the pet, including cleaning, defleaing and deodorizing. This provision applies to all parts of the dwelling, including carpets, doors, walls, windows, screens, furniture, appliances, as well as landscaping and other outside improvements. If items cannot be satisfactorily cleaned or repaired, you must reimburse Landlord for complete replacement. Payments for damages, repairs, cleaning, replacement, etc. are due immediately upon demand.
11. **Pet Identification:** Tenants must provide a photo of the animal for our files.
12. **Unauthorized Areas:** Tenants shall not permit pet(s) to be in unauthorized areas including, but not limited to the following: leasing office, laundry rooms, or any other recreational facilities.
13. **Attachment to Property:** The pet shall not be tied to any fixed object in the apartment community, including, but not limited to the following: patio areas, walkways, stairs, stairwells, parking lots, grassy areas, etc., throughout the community.

14. Pet and Breed Restrictions: The following breeds are prohibited: Rottweilers, Pit Bulls, American Pit Bull Terrier, American Staffordshire Terrier, Karelian Bear Dog, Chow Chow, Puli, Pumi, Doberman Pinscher, Canary Dog, Akitas, Staffordshire Bull Terrier and management reserves the right to prohibit other potentially dangerous breeds as well. **Dogs may not exceed 75 pounds in weight.** In addition, Ferrets, Snakes and other potentially dangerous animals are prohibited, for residents' protection.

15. Number of Pets: Tenant shall not keep more than two pets per apartment.