

**SHOWE MANAGEMENT CORPORATION
PET AND ANIMAL OWNERSHIP RULES
(Becomes a part of Lease Agreement)**

Resident Name: _____

Unit Address: _____

These rules are intended to serve as pet and animal ownership guidelines for projects owned and/or managed by Showe Management Corporation. Modification of these rules is permitted but must first be approved by the management of National Housing Corporation and, in some instances, the area office of the U.S. Department of Housing and Urban Development (HUD).

Definition:

For the purposes of these rules, "pet" is defined as domesticated small animals traditionally kept in the home for pleasure rather than for utility or commercial purposes. Pet is understood to be limited to dogs, litter box trained cats, birds (specifically parakeets, canaries or finches), fish and turtles. These rules, in compliance with federal regulations, distinguish cats and dogs from other pets as "fur bearing" animals. Except where otherwise indicated, these rules apply principally to dogs and cats. The term "pet" does not include specially trained service animals and companion animals.

Pet Restriction:

No more than one fur bearing pet is permitted in an apartment and no pet offspring are allowed. There may be no more than two birds or small caged animals per apartment. No limit is placed on the number of fish; however, the size of the fish tank may not exceed 10 gallons. Guests are not permitted to bring any type of pet onto the premises.

Size Restriction:

Dogs shall weigh no more than 20 pounds at time of maturity and stand no more than 15 inches at the shoulder, except for specially trained service animals or companion animals. Pets acquired as puppies shall be understood to mature at the height and weight not to exceed these restrictions. The American Kennel Club's breed standards shall determine the height and weight after maturity of the breed. A non-documented animal will be assumed to mature to that which has been determined by veterinary evidence in a signed letter to the management to be the predominant breed.

Specially Trained Animals and/or Companion Animals:

Specially trained service animals to assist the visually and/or hearing impaired and other handicapped persons, and companion animals, will not be required to meet the limitations with regards to pet size.

Description of Animal:

Type: _____ Breed: _____ Color: _____ Weight: _____ Age: _____
City License#: _____ City of License: _____ Date of last rabies shot: _____
Name of Pet: _____ De-clawed Neutered Housebroken Photo on file
(Please check all of the above as applicable to your pet)

Licensure Requirements:

Every dog and/or cat owner must comply with local animal license requirements. Cats and dogs must wear or owner must provide upon request a valid rabies tag and a tag bearing the owner's name, address and phone number.

Admission of Pets:

There is no formal admittance procedure for small birds and fish.

Registration of Animals:

Every dog and cat must be registered with the management upon admission and thereafter annually on the recertification date. Registration of dogs and cats requires proof of current dog or cat licensure, including updated proof of inoculations. Cats must have current inoculations as appropriate to the species including, but not limited to, feline distemper shots. Dogs shall have certificates or appropriate inoculations for heartworm, parvo and rabies. Such tests, vaccines and/or shots shall be maintained on an annual basis, unless otherwise specified by a veterinarian. A verification letter that a cat or dog has been spayed or neutered is required before admission. Evidence of a flea-control program and verification of an alternate caretaker are also required as discussed below.

Prior to admittance of an animal into the facility, residents will be required to complete the following forms:

1. Animal Ownership Application
2. Self-Determination Instrument for Animal Owners
3. Questionnaire for Existing Animal Owners (where applicable)

Altering:

All cats, age permitting, should be de-clawed prior to occupancy. Female dogs and cats over six months must be spayed and males over six months must be neutered, unless a letter is received from a licensed veterinarian giving medical reasons why such action is detrimental to the pet's health.

Liability:

Residents owning animals shall be liable for the entire amount of all damages to the Community caused by their animal and all cleaning, exterminating and deodorizing required because of such animal. Animal owners shall be strictly liable for the entire amount of any injury to the person or property of other residents, staff or visitors of the project caused by their animal.

Pet Deposits (Excluding Service Animals and/or Companion Animals):

Each dog and cat owner must provide a pet security deposit in the amount of \$300.00 in addition to the standard rental security deposit. This deposit shall be maintained in a separate account as provided for by state law and/or HUD regulations for the maintenance of security deposits. The tenant's liability applies to carpets, doors, drapes, windows, screens, furniture, appliances and any other part of the dwelling unit, landscaping or other improvements to Owner's property. The amount of the pet deposit is established to reflect the potential cost of replacing carpeting and other furnishings as a result of pet odors, stains and damage. Upon termination of residence by the pet owner or the owner no longer owns or keeps a dog or cat in the dwelling unit, all or part of the pet deposit will be refunded less the costs for any required repairs or maintenance due to pets prior occupancy in unit.

I agree to pay a \$300.00 pet deposit or a minimum down of \$50.00 and monthly payments of \$ _____ until reaching the total amount of \$300.00. HUD Handbook 4350.3 REV-1, Chapter 6 Section 3, 6-24, Figure 6-7 states that the pet deposit must not exceed \$300.00, the initial deposit cannot exceed \$50.00 at the time the pet is brought onto the premises and the monthly payments are not to exceed \$10.00 per month, but the tenant is allowed to pay the entire amount or in increments that are greater than \$10.00 per month if he or she chooses to do so.

Sanitation:

Dogs and cats are required to be "house-broken." Cats must be litter box trained and dogs must be able to exercise outside the building. Management shall designate a space or spaces to be used exclusively for the purpose of exercising dogs. Animal owners shall be responsible for the immediate clean-up of feces after the exercise of their dog. Resident dog owners must bag and securely tie dog feces and deposit it in designated trash receptacles. Cat owners shall bag "kitty litter", tie securely and drop in specified trash receptacles. There will be a \$5.00 fine for each time a resident fails to clean up feces discharged by their animal.

Flea Control:

Upon admission of an animal, the owner shall file with management proof that a flea control program acceptable to management will be maintained for a fur bearing animal.

Thereafter, the owner of a fur bearing animal shall file at intervals determined by the management proof that the flea control program is being maintained, such as receipts from a professional groomer or a veterinarian. Also proof that the apartment is being sprayed for fleas by an accredited exterminator or as recommended by an exterminator. Upon any occurrence of flea infestation of the animal owner's unit, the animal owner will be liable for the entire costs incurred by management to de-flea the unit.

Noise:

No animal may make noise which disrupts other residents. Barking and/or whining dogs and crying or "caterwauling" cats will not be considered acceptable animals.

Animal Behavior:

No animal that bites, attacks or demonstrates other aggressive behavior toward humans may be kept in the Community.

Leashes:

Dogs and cats shall be on hand-held leashes at all times outside the confines of the owner's apartment.

Alternate Caretaker(s):

The animal owner must supply management with the names of at least two persons who would be willing to assume immediate responsibility for the animal in case of an emergency (i.e. when the owner is absent or unable to maintain the animal adequately.) Written verification of the willingness of these persons to assume alternate caretaker responsibility is required. It is the responsibility of the animal's owner to inform the management of any change in the names, addresses and/or telephone numbers of the persons designated as alternate caretakers. Any expenses related to alternate caretakers are the responsibility of the animal's owner.

In case of emergency, when the management is unable to reach the alternate caretaker(s), the animal's owner agrees to allow management to place the animal in an appropriate boarding facility with all fees and costs borne by the animal's owner. Within five (5) days of such emergency, the resident, his agent, family or estate must make arrangements with the holder of said animal as to its disposition and shall be responsible for all obligations, financial or otherwise, in such disposition.

The resident animal owner absolves management and/or its agents of any and all liability, financial or otherwise, for action taken on behalf of the animal owner, or the well-being of the animal.

Sick or Injured Animals:

No sick or injured animal will be accepted for occupancy without consultation and written acknowledgement of a veterinarian as to the condition of the animal's ability to live in an apartment situation. Acceptance regardless of documentation and consultation is the prerogative of the management. Admitted animals which suffer illnesses or injury must be immediately taken for veterinary care at the resident animal owner's expense.

Rule Enforcement:

Tenant must comply with all Health and Safety Codes, and all other applicable governmental laws and regulations. If a resident receives two (2) letters citing violations of any of the animal rules or fails to correct violations of the animal rules, an eviction notice will be served in accordance with the applicable paragraph of the Lease and/or the resident will be required to remove the animal.

Management exercises the right to act immediately on insisting an offending animal be removed forthwith in situations deemed to be of an emergency nature. In such instances, management will act as specified in the section of "Alternate Caretaker" in removing a sick and diseased, injured and/or aggressive animal.

Courtesy to All Community Residents and/or Staff:

The owner of the project and Showe Management Corporation recognize that animals can be therapeutic for those who enjoy, own and care for them. However, animals can be threatening to others who, for whatever reason, are fearful of or allergic to animals. Please exercise common courtesy to all other residents and/or staff in dealing with your animal.

Animal owner agrees that a pet will not disturb the rights, comforts and conveniences of neighbors and/or other residents. This applies whether the pet is inside or outside of resident's dwelling. Additionally, animal owner shall not permit pets in swimming pool areas, laundry room, offices, club rooms, community rooms, other recreational facilities, and other dwelling units (if any).

(Please note: this restriction does not apply to service animals required by a resident.)

Complaint Process:

Showe Management Corporation will establish a system for handling complaints regarding animal ownership which will involve review and recommendation by the resident association.

No Visiting Animals Permitted:

These rules pertain only to residents and resident animal owners. No visiting animals are allowed, with the exception for service and/or companion animals.

Management's Determination Form:

Management will be required to complete the management's determination form. This form will be used to determine whether the animal should be admitted into the building. Management reserves the right to prohibit the admission of any animal in cases where it determines the animal or animal owner will not be able to meet the requirements of these animal rules.

I/We have read the foregoing Lease Addendum and Policy for Animal Ownership and understand that in the event of default of any of the terms of this agreement, I/We agree, upon proper written notice of default from the Owner, to cure the default, remove the animal and/or vacate the premises.

Resident/Owner Signature

Date

Resident/Owner Signature

Date

Management Representative Signature

Date

(FACILITY NAME)

QUESTIONNAIRE FOR EXISTING PET OWNERS

Name : _____

Address: _____

Type of Pet: _____

1 How long have you owned this pet? _____

2 Has your pet lived in rental housing before? If so, where? (Please provide the following information regarding your previous landlord) :

Name : _____

Address: _____

Telephone: _____

3 Has your pet ever bitten or hurt anyone? If yes, please describe:

4 Age of your pet: _____

5 Please list any health problems your pet has or has had in the past :



(Signature of Pet Owner)

(Date)

(PET . QUEST)