**Cougar Crest Pet Policy**

The following Pet Policy is for the benefit of all Residents. The Resident/s agrees to comply with the terms and conditions of this attachment to the lease. Common household pets are domesticated animals including dogs, and cats that are traditionally kept in the home for pleasure rather than commercial purposes. Common household pets do not include reptiles.

Pet size is limited to a maximum of 25 pounds. **(Does not apply to animals used to assist the handicapped.)** A maximum of one (1) four-legged, warm blooded pet will be allowed per apartment.

An Owner/agent may refuse to register a pet for the following reasons:

1. A pet is not a common household pet
2. Keeping a pet would violate an applicable pet rule
3. A pet owner fails to provide complete pet registration information or fails annually to update the pet registration.
4. An owner/agent reasonably determines based on the pet owner’s habits and practices, that a pet owner will be unable to keep the pet in compliance with the pet rules and other lease obligations.
5. A pet’s temperament may be considered as a factor in determining the prospective pet owner’s ability to comply with the pet rules and other lease obligations.

Residents must refer to the Pet Policy for specific guidance regarding the ownership and keeping of pets. The tenant agrees to comply with these rules and a violation of the Pet Policy may be grounds for the removal of the pet or termination of the pet owners tenancy (or both), in accordance with the provision of applicable State or local laws.

1. **INOCULATIONS:**

All pets must be inoculated in accordance with State and local laws or regulations. Tenant must be able to provide reasonable proof of such inoculations, annually.

1. **SANITATION:**
2. It will be required that all pet waste be sealed in plastic bags and dumped in outside garbage containers. Fecal droppings outside of the building must be picked up and disposed of immediately in the manner specified above.
3. A cat litter box will be provided by the pet owner and sanitary conditions must be maintained. Litter boxes must be cleaned twice a week. **Waste must be sealed in a plastic bag and placed in an outside garbage container. Do not use garbage chutes (if applicable) or flush litter box contents down a toilet.**
4. Bird cages should be kept cleaned. Waste must be disposed of in the same manner as described above.
5. Pet owners must keep their apartments free from detectable odor and maintain their apartment in a sanitary condition.
6. Management will not be responsible for cleaning up after a pet, either in the apartment, building, yard, or parking lot.
7. A separate pet waste removal charge up to $25.00 per occurrence may be imposed on a pet owner who fails to remove pet waste in accordance with the prescribed pet rules.
8. **PET RESTRAINT**
9. Pets must not be allowed to roam freely. Pets must be walked effectively and appropriately restrained and under the control of a responsible individual while on the common areas of the property.
10. Pets shall not use common areas inside of the building except for the purpose of entering or leaving the building, if applicable.
11. Pets will not be allowed in the common kitchen areas, common dining room areas, recreation room, laundry room or community rooms, if applicable.
12. No animal shall be tied up on the outside of the building or left unattended. No dog house or animal runs will be permitted.
13. No maintenance will be attempted in apartments while pets are unattended. No dog house or animal runs will be permitted.
14. No pet may make excessive noise which disturbs neighbors. Pet owners are responsible for controlling noise.
15. **REGISTRATION AND PET CARE**
16. Pet owner must register their pets with the project owner/agent. Such registration must be completed before the pet is brought onto the premises. Pet owner must update the registration with the project annually.
17. The registration of the pet must include the following items:
18. A certificate signed by a licensed veterinarian or local authority empowered to inoculate animals stating that the pet has received all inoculations required by law:
19. Information sufficient to identify the pet and to demonstrate that it is a common household pet: and
20. The name, address and phone number of one or more responsible persons who will care for the pet if the pet owner dies, is incapacitated, or is otherwise unable to care for the pet.
21. Female dogs and cats over six months old must be spayed and males over eight months old must be neutered. Verification will be required.
22. **EMERGENCY**

Should management determine the temperament and/or condition of the pet is a health hazard, (i.e.: such as biting, rabies or other problems with the animal as and the resident is unwilling or unable to remove the pet, management has the right to immediately remove the pet to the vet or Humane Society Shelter if management is unable to contact the pet owner or designated person to make a removal request. Further, any pet who attacks or bites must be removed immediately. This removal will be at the resident’s expense. The resident must provide the management with the name, address, and phone number of a designated person to contact regarding the pet if the owner is unable to contact the pet owner.

1. **DEPOSIT**

The deposit shall be in the amount of **$500** of which **$100** is non-refundable. Reasonable expenses directly attributable to the pet, such as flea bombing, carpet cleaning and/or replacement, damages to the unit or property caused by the pet, will be deducted. The unused portion of the deposit will be refunded to the tenant within 21 days or in accordance with Washington State Law of either move-out or if tenant no longer owns the pet.

**This deposit does not apply to animals used to assist the handicapped.**

**ACCEPTANCE**

 Description of pet:

 Pet’s name:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Dog or cat?\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Color:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Resident:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Resident:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Resident Manager:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_