

PET CRITERIA

We are a pet friendly community! We welcome you and your pet. In the best interest of all members of our community, we do have a few requirements that your pet must meet

1. The maximum number of pets allowed per household is **one**.
2. The maximum weight of the pet is 20 pounds.
3. Current landlord references are required if applicable.
4. Pet owner will be required to provide the following:
 - a. Photograph of pet
 - b. Current veterinarian and vaccination records
 - c. Proof of licensing with City or Parish
5. A non-refundable \$400 pet fee is required. Pet fees are due at the inception of the lease agreement or before the pet occupy the apartment.
6. **The final decision to accept or decline any pet will be solely at the discretion of the management.**

PET AGREEMENT

DATE _____

Resident Name(s) _____

Address: _____ Apartment: _____

This Agreement is between _____, lessess(s) and B-G&G Management, LLC.

A non-refundable pet fee of \$400 is required.

Resident/ Lessee is required to abide by the following rules and regulations concerning pets:

1. Resident agrees that only the pet described below will occupy the premises. No additional or different pet is authorized under this agreement. No permission for replacement is inferred or granted.
2. No more than one (1) approved pet is allowed per apartment.
3. Pets are allowed in common 'grass' areas only when they are with their owner. The Resident is responsible for cleaning up immediately after the animal 'relieves' himself (use a paper/plastic bag to pick it up and throw it in the garbage!). Pets are allowed in hallways and stairways for passage to and from your apartment only.
4. Pets must be on a leash or in an animal carrier when being transported to or from your apartment. Pet must be leashed at all times outside of their apartment.
5. Pet owners are required to maintain proper grooming and cleanliness of pet in order to minimize odors and shedding in common areas.
6. Pet owners are required to keep pets and their environment flea and parasite free.
7. Feeding pans and litter boxes shall be confined to the inside of the apartment and are not permitted in any common areas, stairways, balconies or terraces.

8. Cat litter must be placed inside a plastic bag before being disposed of by any method including dropping into the trash dumpster. Cat litter may never be flushed down the toilet. Cat owners must empty the litter box a minimum of once a week.
9. Dogs will be crated in the apartment during occupant's absence until at least 1-½ years of age.
10. Any damage to the apartment, landscaping, grounds, common areas, walls, trim, flooring, finish, tiles, carpet, window coverings or other fixtures will be the full responsibility of the Lessee and the Lessee agrees to pay all costs involved in restoring any damaged areas to a like-new condition. If damage is caused by chemicals or any other process used in attempts to remove pet stains, then Lessee hereby agrees to pay the full cost and expense of replacing such materials.
11. The lessee is responsible for the behavior of and of all actions of the pet, including the clean up of pet waste. All pet waste is to be immediately removed and disposed of.
12. Lessee agrees to adhere to all aboved referenced Pet Criteria.
13. For the health, safety, comfort and peaceful enjoyment of all concerned, Lessor may require, at its sole discretion that any pet be removed from the property and not allowed to return or visit.
14. Lessee agrees to put the pet out to board for the balance of this lease should it be necessary, in the Lessors sole opinion, because of noise, damage, complaints or other issues regarding pet.

Lessee/Resident with pets agree to the following consequences for violation of pet criteria or agreement

- a. **First violation** – A written warning,
 - b. **Second violation** – Twenty-five dollar (\$25) fine due with next rent payment,
 - c. **Third violation** – Fifty (\$50) fine due with the next rent payment and the animal must be removed from the property permanently within 24 hours.
15. Resident agrees to comply with all Health and Safety Codes and any other applicable governmental laws and/or regulations.

Breed and physical description of pet: _____

Name of Pet: _____ **Weight of Pet:** _____

Gender: _____ **Pet neutered?** _____

Name, Address and Telephone Number of Veterinarian: _____

Emergency Contact, Name and Phone #: (who to contact if you are not available at either home or work)

Resident/Lessee: _____ Date: _____

Manager/Lessor: _____ Date: _____