



We're Pet Friendly

**Villager Apartment
Community**

Revised 07.31.10

**The Villager Apartment
Community is pleased to
announce that we are now
accepting dogs & cats into our
apartment community.**

**For those existing Residents who
are interested in having a pet in
their apartment please stop by
the office for a copy of our Pet
Policy and forms.**

**Please check with the Community or Property Manager for acceptable breeds.
Some breeds may be excluded.**



Pet Policy **(addendum to lease)**

Revised 03.31.10

In order to have a pet(s) approved as a Resident in the Villager Apartment Community, the following conditions and policies must be met and adhered to:

Conditions:

In order to have your pet considered as a resident:

- ✓ A pet application must be completed and approved
- ✓ Although the size of the pet is a factor, the ultimate consideration is temperament. Larger pets may be more suitable for apartment living than smaller. Each pet and breed will be considered on a case-by-case basis.
- ✓ Pet must be approved, (manager must see and meet pet to determine temperament)
- ✓ A photo of the pet is required for the application and (for our files)
- ✓ Pet must have all current shots as well as be spayed/neutered, treated for fleas, etc. a letter from the veterinarian* is required. *A neutered pet will be much happier and calmer in an apartment and will not spray as much as well as go into heat.*
- ✓ A pet addendum must be completed and attached to each lease and ***lease renewal.*** Each renewal requires an updated statement from the veterinarian that the pet is up-to-date on their shots and is in good health.

Policies:

- ✓ Limit of 2 pets per studio, 3 per 1 bedroom apartment & 4 per 2-bedroom apartment.
- ✓ **House pets only, pets must stay in their apartments at all times except outside on a leash.** Pets found outside their apartment homes will no longer be allowed to stay at The Villager Apartment Community.
- ✓ Resident shall insure that the pet(s) are well behaved at all times and shall not allow the pet(s) to disturb any other resident. Resident shall also insure that the pet(s) causes no damage to the apartment or common areas. **Resident agrees that the pet(s) will not be allowed on the common areas of the property except on a leash,** and will be walked and exercised only in areas so designated by Owner. Resident will be responsible for any and all damages caused by these pet(s) on the property or to the

apartment and will indemnify and hold harmless Owner for, from and against any and all claims arising because of the pet(s).

- ✓ Certain breeds may be prohibited as being inappropriate for an apartment community. Please check with the managers for clarification of your breed(s).

- ✓ Owner of the pet(s) are exclusively responsible for the ***immediate pick-up of any and all dropping, etc. created by the pet***

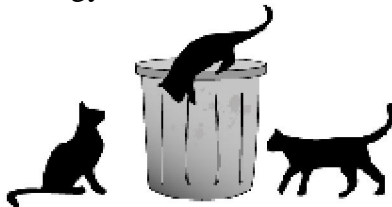
- ✓ Resident agrees that he/she will keep the pet(s) licensed in accordance with all applicable governmental provisions and the pet(s) are required to wear their tags at all times. Owner reserves the right to revoke this agreement at any time upon any violation by resident and require resident to immediately remove his/her pet(s). Resident agrees to pick up feces and dispose in a proper receptacle at all times. A \$25.00 fine will be charged to any resident seen not picking up after their pet.

- ✓ If a resident brings a pet on to the property without prior authorization or a signed pet agreement, the resident will be required to adhere to all pet policies. Compliance within 48 hours is required and the applicable unauthorized pet charges per day will be levied. In the event the resident permanently removes the pet(s) from the apartment, the resident will permit inspection of the apartment.

- ✓ Pets may not be kept, bred or used for any commercial purposes

Feeding Stray (feral) Cats, at the Villager, is not permitted! We like cats too, but strays are a nuisance and public health concern. This is one of the worst things you can do for both cats and the ecosystem. **Never feed any wild animals.**

It may be a lot of fun, and it may make you feel good, but it will always result in an overpopulation of unhealthy and suffering animals. Every time, people feed stray cats, the population explodes, and the whole lot ultimately ends up underfed, with puss-filled eyes, flea-ridden and diseased mangy cats.



Most people simply feel bad when they see their beloved furry feline friends freezing and filled with fleas. Furthermore, stray cats can spread disease (such as rabies and toxoplasma) and parasites, make a stink with their mating spray, and noise with their fighting and mating. Most of the cat problems involve cases of over population of cats in public areas (because people feed them) and they become a dirty nuisance as well as a threat to pet cats.

Also, as previously stated, ***ground feeding of birds and other wildlife*** is prohibited as well for many of the same reasons stated above.

Fees & Deposits

✓ **Pet Rent:**

\$14.50 per month for the first pet, \$5.00 a month extra for each additional pet (payable at the 1st of each month along with regular rent)

✓ **Pet Administration Fee:**

A non-refundable pet administration fee is due at the signing of a new lease in the amount of \$290.00 for the first pet and \$100.00 per pet thereafter.

A veterinarian office is located across the street at Christown Animal Hospital, 5103 N. 19th Avenue, 602-246-735. Call them for their discounted treatment days.

Resident

Date

Resident

Date

Property Manager

Date

Pet Application And Residency Agreement

Property: _____ Apt.: _____

Move-In Date: _____ Resident's Name: _____

The Villager Apartment Community gives consent to Resident to keep the following pet(s) on the premises:

Pet Name: _____ Size: _____ Description: _____

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Pet Name: _____ Size: _____ Description: _____

Resident shall insure that the pet(s) are well behaved at all times and shall not allow the pet(s) to disturb any other resident. Resident shall also insure that the pet(s) causes no damage to the apartment or common areas.

Resident agrees that the pet(s) will not be allowed on the common areas of the property except on a leash, and will be walked and exercised only in areas so designated by Owner.

Resident will be responsible for any and all damages caused by these pet(s) on the property or to the apartment and will indemnify and hold harmless Owner for, from and against any and all claims arising because of the pet(s).

Resident agrees that he/she will keep the pet(s) licensed in accordance with all applicable governmental provisions and the pet(s) are required to wear their tags at all times.

Owner reserves the right to revoke this agreement at any time upon any violation by resident and require resident to immediately remove his/her pet(s).

The resident has delivered to owner the sum of \$ _____ as a non-refundable Pet Administrative Fee and Cleaning Charge.

This agreement has been executed by The Villager Apartment Community in reliance of the Resident Pet Owner's representations contained herein.

To induce The Villager Apartment Community to enter into this Pet Residency Agreement, Resident makes the warranties and representations below. Resident acknowledges that The Villager Apartment Community limits pets as follows:

SIZE:

Pet 1:

Weight not to exceed when full grown _____ lbs.

Height at shoulders when full grown _____ in.

Pet 2:

Weight not to exceed when full grown _____ lbs.

Height at shoulders when full grown _____ in.

Pet 3:

Weight not to exceed when full grown _____ lbs.

Height at shoulders when full grown _____ in.

Pet 4:

Weight not to exceed when full grown _____ lbs.

Height at shoulders when full grown _____ in.

*Dogs exceeding the weight limit of 25 pounds **may be** prohibited.*

BREEDS:

No dangerous breeds are permitted.

Dogs shall be evaluated on a case-by-case basis in terms of their suitability and temperament to reside in the Villager Apartment Community.

Management’s judgment whether a pet is a dangerous breed shall be final and conclusive.

Dogs with known dangerous propensities including, but not limited to, Pit Bulls, German Shepherds, Doberman Pinschers, Rottweilers and Chows **may be** prohibited.

Any mixed breed dog, which in Management’s sole judgment includes one of these bloodlines or a bloodline of another breed **Management considers dangerous** shall constitute a dangerous breed. No such animal may be kept in our Community.

Resident represents and warrants as follows:

PET 1:

Weight (full grown): _____

Height (full grown): _____

Breed (all bloodlines): _____

Name of Pet: _____

PET 2:

Weight (full grown): _____

Height (full grown): _____

Breed (all bloodlines): _____

Name of Pet: _____

PET 3:

Weight (full grown): _____

Height (full grown): _____

Breed (all bloodlines): _____

Name of Pet: _____

PET 4:

Weight (full grown): _____

Height (full grown): _____

Breed (all bloodlines): _____

Name of Pet: _____

Resident

Date

Resident

Date

Management Representative
The Villager Apartment Community

Date