



PROPERTY MANAGEMENT **CONNECTION**

Pet Policy

(Updated April 14, 2018)

Property Management Connection (PMC) is a pet-friendly management company. Our properties are owned by individual owners so certain properties may have further restrictions in addition to the standard policy. If you have more than two pets or a special situation, please contact our office and we can provide additional guidance.

Standard Policy

Tenants may keep up to two (2) pets with a total combined weight of less than 100 pounds. The pets may not be on the restricted breeds list (see below). The Tenants and Landlord must execute a Pet Agreement to the Lease Agreement in order to keep a pet.

There is no upfront pet deposit nor pet fee. Pet rent is \$25 per pet per month. At the conclusion of the Tenant's term, the Landlord will professionally clean the Premises, including the carpets. The cost of such cleanings will be deducted from the Security Deposit. Additionally, the Tenant will be financially responsible for any damage caused (or reasonably caused by) the pet(s).

Additional Pets or Excess Weight

If the Tenant has more than two (2) pets or the pets' weight exceeds 100 pounds, PMC will ask the property owner for approval. If the owner grants special approval, an additional security deposit equal to one-third of the base monthly rent (with a minimum deposit amount of \$500) will be required. This additional security deposit amount is due at move-in. It may also be applied towards any damages incurred by the Landlord, whether or not it is pet related.

Puppies

For the purpose of calculating weight under the standard policy, the weight of puppies (less than 2 years old) will be factored by the PMC staff based on the average weight of an adult dog of the specific breed.

Screening

As part of the screening process, the prospective Tenant shall submit to the PMC office a current photo of each pet. If the prospective Tenant is unable to submit a photo, the Tenant shall submit current veterinarian records. The PMC office may also request current veterinarian records at any time, including to verify current pet weights.

Requirements

Tenant shall not allow pet(s) to wander outside of Tenant's exclusive portion of the property without supervision and the use of a leash. Tenant shall not tie up pet(s) outside for an extended period of time, shall not allow pet waste to litter the Property, and shall ensure that pet(s) have been spayed or neutered as well as vaccinated for the duration of the lease.

Restricted Breeds

We do not accept the following dog breeds:

- Pit Bull, Staffordshire Terrier
- Rottweiler
- Doberman Pinscher
- Presa Canarios
- Chow
- Any dog with a history of biting
- Any dog with a vicious temperament