



**PET POLICY**  
**BO GOODSON REALTY INC**

BO GOODSON REALTY HOPES YOU ENJOY YOUR TENANCY WITH US. IF YOU, AS A TENANT, HAVE A PET AT THE TIME OF SIGNING THE LEASE OR IF YOU SHOULD ACQUIRE A PET AFTER SIGNING THE LEASE, THE FOLLOWING REGULATIONS APPLY:

THE TERM "PET" APPLIES TO COMMON HOUSEHOLD PETS. COMMON HOUSEHOLD PETS ARE LIMITED TO DOGS, CATS, FISH, AND BIRDS. YOU WILL NEED SPECIAL APPROVAL FOR ANY PET OUTSIDE THIS LIST. EXOTIC PETS ARE NOT ALLOWED UNDER ANY CIRCUMSTANCES AND INCLUDE REPTILES, WOLF HYBRIDS, SPIKERS, MONKEYS, LIVESTOCK, ETC. **THERE ARE TWO OPTIONS FOR PET OWNERSHIP SET FORTH BY THE OWNER/S OF THE PROPERTY YOU ARE LEASING. THEY ARE AS FOLLOWS:**

**OPTION 1: NO PETS ARE ALLOWED.** IF YOU ACQUIRE A PET, YOU ARE OUTSIDE YOUR LEASE AND MUST MOVE OUT, AND WILL FORFEIT YOUR SECURITY DEPOSIT. THE OWNER MAY, AT THEIR DISCRETION, FILE SUIT AGAINST YOU IN CIVIL COURT FOR DAMAGES. PET FEES AND DAMAGES WILL BE TAKEN FROM YOUR SECURITY DEPOSIT AT THE END OF YOUR LEASE OR AT THE TIME YOU ARE ASKED TO MOVE OUT. YOU CANNOT KEEP A PET FOR SOMEONE ELSE AT ANY TIME.

**OPTION 2: PETS ARE ALLOWED.** A NON-REFUNDABLE PET FEE OF 400.00 IS REQUIRED UPON SIGNING THE LEASE. **YOU MUST CONTACT OUR OFFICE FOR INSTRUCTIONS IF YOU ARE CONSIDERING ACQUIRING A PET.** YOUR OWNERS INSTRUCTIONS ON PETS MAY HAVE CHANGED SINCE SIGNING OF YOUR LEASE. **FAILURE TO NOTIFY OUR OFFICE OF ACQUISITION OF A PET WOULD PUT YOU OUTSIDE YOUR LEASE AND COULD RESULT IN FORFEITING YOUR ENTIRE SECURITY DEPOSIT.** YOUR PARTICULAR PROPERTY OWNERS REQUIREMENTS ARE:

MAXIMUM NUMBER OF PETS \_\_\_\_\_ (INCLUDING, CATS, DOGS, BIRDS, FISH)  
UNDER \_\_\_\_\_ POUNDS AND \_\_\_\_\_ HEIGHT, KEPT OUTSIDE.  
UNDER \_\_\_\_\_ POUNDS AND \_\_\_\_\_ HEIGHT, KEPT INSIDE AND OUTSIDE.

SOME BREEDS OF DOGS AND ALL EXOTIC PETS ARE NOT COVERED UNDER OWNERS LIABILITY PORTION OF THEIR INSURANCE. BASED UPON THE INFORMATION OBTAINED FROM THE OWNERS INSURANCE COMPANY, THE OWNER HAS GIVEN INSTRUCTIONS THAT THE FOLLOWING DOG BREEDS ARE NOT ALLOWED TO RESIDE AT OR IN THE PROPERTY YOU ARE LEASING. IF THESE DOGS ARE DISCOVERED ON THE PREMISES, YOU ARE OUTSIDE YOUR LEASE AND REQUIRED TO LEAVE. YOU FORFEIT YOUR SECURITY DEPOSIT AND THE OWNER MAY FILE SUIT AGAINST YOU IN CIVIL COURT FOR DAMAGES. CHECKED BELOW ARE THE BREEDS YOUR OWNER WILL NOT ALLOW ON THE PROPERTY. EXCEPTIONS COULD APPLY WITH PERMISSION.

PIT BULLS <u>  X  </u>	SIBERIAN HUSKIES <u>      X      </u>	GREAT DANES <u>      X      </u>
ROTTWEILERS <u>      X      </u>	ALASKAN MALAMUTES <u>      X      </u>	BOXERS <u>      X      </u>
CHOW CHOWS <u>      X      </u>	DOBERMAN PINSCHERS <u>      X      </u>	AKITAS <u>      X      </u>
GERMAN SHEPHERDS <u>      X      </u>	PRESA CANARIO BULLDOGS <u>      X      </u>	WOLF HYBRIDS <u>      X      </u>

**YOU CANNOT KEEP A DOG FOR SOMEONE ELSE,** EVEN IF ONLY OVERNIGHT, DUE TO THE RESTRICTIONS PUT ON THE OWNER BY THEIR INSURANCE COMPANY REQUIREMENTS OR THE OWNER'S PERSONAL PREFERENCE. YOU ARE RESPONSIBLE FOR ANY PET RELATED PEST INFESTATION AND SHALL PAY PROMPTLY ANY AND ALL REPAIRS RELATED TO THE INFESTATION. YOU ARE RESPONSIBLE FOR INSURING THAT THE RIGHTS OF YOUR NEIGHBORS TO PEACE AND QUIET ENJOYMENT AND HEALTH AND SAFETY ARE NOT INFRINGED UPON OR DIMINISHED BY YOUR PET'S NOISES, ODORS, WASTES OR OTHER NUISANCES.

IF YOUR DOG SHOULD BITE SOMEONE OR SCARE SOMEONE, RESTRAIN OR CONFINED YOUR DOG. CONTACT OUR OFFICE IMMEDIATELY. FACTORS CONSIDERED INCLUDE WHETHER THE ACTION WAS SERIOUS, PROVOKED OR UNPROVOKED, INJURIES RESULTING FROM THE INCIDENT AND LIKELIHOOD OF THE INCIDENT REOCCURRING. THE OWNER'S MAY RISK EXCLUSIONS THAT ARE ATTACHED TO THEIR HOME INSURANCE POLICY COVERAGE OR REFUSAL TO RENEW OR CANCELLATION OF THEIR POLICY.

I, \_\_\_\_\_, HAVE READ AND UNDERSTAND THE PROVISIONS OF THIS POLICY AND WILL ABIDE BY THE ABOVE REGULATIONS REGARDING PET OWNERSHIP AT THE PROPERTY I AM NOW LEASING. **MY PET/S IS A \_\_\_\_\_ (LIST BREED OR TYPE) AND WEIGHS \_\_\_\_\_ LBS AND IS APPROVED BY THE OWNER.**

\_\_\_\_\_  
TENANT NAME (PLEASE PRINT)

\_\_\_\_\_  
TENANT SIGNATURE

\_\_\_\_\_  
TENANT NAME (PLEASE PRINT)

\_\_\_\_\_  
TENANT SIGNATURE

THESE RULES MAY BE AMENDED FROM TIME TO TIME BY BO GOODSON REALTY. (UPDATED 3/15/2019)