PROPERTY PET POLICY

California Residential Rental Properties

This Pet Policy establishes the rules, requirements, and responsibilities applicable to tenants who wish to keep household pets at a residential rental property managed by the Landlord. The policy is intended to provide clear expectations for pet ownership while protecting the property, its residents, and surrounding neighbors.

1. Pet Permission and Approval

Household pets are permitted, subject to the following conditions:

- All pets must be disclosed to and approved by Landlord before being brought onto the property.
- Tenant must provide the type of animal, breed, approximate weight, and name of each pet.
- Tenant must provide proof of current licensing and vaccinations as required by applicable law.
- No additional or replacement pets may be brought onto the property without prior written approval.
- Pets must be properly supervised and maintained at all times.

Approval of a pet does not relieve Tenant of responsibility for complying with this policy or applicable local and state animal-control laws.

2. Additional Rent and Security Deposit

The advertised monthly rent and security deposit will be adjusted as follows for approved pets:

- **Additional monthly rent: $20.00 per pet.**
- **Additional security deposit: $20.00 per pet.**

The additional monthly rent will be included in the total monthly rental amount quoted to prospective tenants.

The additional security deposit will be collected as part of the total security deposit, subject to California's applicable statutory security-deposit limits. All security deposits are refundable, less any lawful deductions permitted under California law.

These charges apply to household pets only and do not apply to qualifying service animals, emotional support animals, or other assistance animals protected under applicable fair housing laws.

3. Leash and Animal Control Requirements

For the safety and consideration of all residents, the following requirements apply:

- All dogs must be on a leash whenever outside the rental unit, including yards, driveways, sidewalks, parking areas, and common areas, unless within a fully enclosed private area approved for that purpose.
- Dogs must remain under the control of a responsible person whenever outside the rental unit.
- Pets may not be allowed to roam freely or be left unattended in common areas.
- Pets may not be tied, chained, or tethered outside and left unattended.
- Pets must not approach, threaten, chase, or interfere with other residents, visitors, contractors, or neighboring properties.
- Tenant must comply with all applicable city and county leash and animal-control ordinances.

4. Pet Waste and Cleanliness

Tenant is responsible for maintaining clean and sanitary conditions resulting from pet ownership.

- All pet waste must be picked up immediately after the pet defecates, regardless of where it occurs on the property.
- Waste must be placed in a sealed bag and disposed of in an appropriate trash receptacle.
- Pet waste may not be left in yards, landscaping, planters, walkways, driveways, or common areas.
- Cat litter and other animal waste must be properly contained and disposed of in household trash. Pet waste and litter must never be flushed down toilets or plumbing fixtures.
- Any urine, feces, vomit, or other pet-related messes must be cleaned promptly.
- Tenant must take reasonable steps to prevent odors, fleas, ticks, pests, and unsanitary conditions associated with pets.

5. Property Protection and Damage

Tenant is responsible for damage caused by their pets beyond ordinary wear and tear.

This includes, but is not limited to:

- Scratching, chewing, or other damage to doors, walls, baseboards, flooring, and carpeting.
- Urine stains, odors, and damage to interior surfaces.
- Damage to screens, windows, doors, fences, gates, and landscaping.
- Damage to lawns, plants, irrigation systems, and outdoor improvements.

- Additional cleaning, deodorizing, pest treatment, or repairs made necessary by pets.

Tenant must promptly notify Landlord of any pet-related damage or maintenance issues.

Any reimbursement or security deposit deductions will be handled in accordance with the lease and applicable California law.

6. Noise and Nuisance

Pets must not create unreasonable disturbances or interfere with the peaceful enjoyment of the property by other residents or neighbors.

- Excessive barking, howling, or other persistent animal noises are not permitted.
- Pets must not exhibit aggressive or threatening behavior toward residents, visitors, contractors, or other animals.
- Tenant must promptly address any complaints involving excessive noise, aggressive behavior, odors, or other pet-related disturbances.
- Pets may not damage neighboring property or enter another resident's exclusive-use area without permission.

7. Pet Health and Maintenance

Tenant is responsible for maintaining pets in a healthy and sanitary condition.

- All pets must be properly licensed and vaccinated as required by law.
- Current rabies vaccinations must be maintained where required.
- Tenant must take reasonable measures to prevent fleas, ticks, and other infestations.
- Pets must be properly cared for and must not be neglected or left in conditions that violate applicable animal welfare laws.

8. Tenant Responsibility

Tenant is responsible for the conduct of all approved pets and for ensuring that household members, guests, and visitors comply with this policy.

Tenant is responsible for pet-related damage, injuries, and losses to the extent permitted by law.

9. Policy Violations

Failure to comply with this Pet Policy may constitute a violation of the applicable rental agreement.

Landlord may provide written notice requiring correction of a violation within the time required by applicable law.

Repeated or serious violations, including failure to control an animal, failure to remove waste, property damage, or ongoing nuisance conditions, may result in further action as permitted by the rental agreement and California law.

10. Service Animals and Assistance Animals

Nothing in this policy is intended to restrict the rights of individuals who require service animals, emotional support animals, or other assistance animals as a reasonable accommodation under applicable federal and California fair housing laws.

Qualifying assistance animals are not considered pets and are exempt from pet rent, pet deposits, and ordinary pet restrictions. Requests for reasonable accommodations will be evaluated in accordance with applicable law.

11. General Policy

This document is the property's established written Pet Policy and is provided separately from the Residential Lease Agreement.

The policy describes the conditions under which household pets may be maintained at the property. All tenants and prospective tenants are expected to review and understand these requirements.

Nothing in this policy waives or limits any rights or obligations under applicable federal, state, or local law.