



## Hunter Bloomington Properties PET POLICY

Hunter Bloomington Properties is willing to make exceptions for well-behaved cats and dogs, at our discretion, as long as the following rules are observed:

**a.** Maximum number of allowed pets for a conventional contract - one dog or cat per bed space. Pets are not permitted in by the bed units or furnished units. All cats must be either spayed or neutered.

**b.** No animal weighing more than 45lbs pounds will be allowed to live on the second or third floor and resident must live on ground floor. No animal weighing more than 65 lbs. will be allowed on the premises.

**c. Lessee is not allowed to house other peoples' pets for any period of time. "pet sitting" equals "pet ownership" and is subject to all deposits, fees, and rules listed in this document and the lease agreement.**

**d.** To have a pet, Lessee must pay an additional, REFUNDABLE deposit, along with the standard damage/security deposit. Lessee remains responsible for any damage in excess of the deposit. At the time of move out, the unit will be professionally treated for fleas and the cost will be deducted from Lessee's deposit.

**e.** Pet owners must pay a monthly fee of \$35.00. No portion of this fee is refundable or applied to the mandatory pet deposit.

**f.** Lessee must provide proof of vaccinations and current picture of pet.

**g.** Pet owners are responsible for the conduct of their animals. Excessive barking will not be tolerated. **When outside of the apartment, dogs and cats must be on leashes at all times. Pets are not to be left chained in the common areas and should not be chained to the patio. We expect the Lessee to poop scoop after the pet and dispose of all pet waste in proper waste disposal containers. I.E. Pet waste stations or provided dumpsters.** Please do not allow the pet to urinate on the flowers, shrubs, and bushes. Inside of the unit, we expect sanitary conditions to be maintained; there should be no detectable pet odors.

**h.** We reserve the right to require that problem pets vacate the premises.

**i.** This pet policy does not apply to fish or small caged birds. Under no condition do we allow any exotic animals including but not limited to spiders, snakes, rabbits, or ferrets.

