 **Welcome, Pet Owners!** Pets are part of the family, and we happily welcome them! We ask that all pet owners carefully read and follow this policy to ensure a safe, comfortable, and enjoyable living environment for everyone.

1. Acceptable Pets

We allow the following pets at our properties:

- Dogs and cats
- Fish (tank size 15 gallons or less)
- Small caged mammals (e.g., hamsters, guinea pigs, rabbits)

The following are **strictly prohibited**: livestock, farm animals, poisonous/venomous animals, dangerous animals, and exotic animals.

2. Pet Limits

- A maximum of **2 pets** are allowed per unit.
- All pets must be approved in writing by management before they are brought onto the property. This includes any new pets acquired during your tenancy.

3. Restricted Dog Breeds

Due to liability and insurance requirements, the following dog breeds — and any mix of these breeds — are **not permitted** at any property:

- Akita, Chow, American Pit Bull Terrier, American Bully
- Pit Bull (Staffordshire Terrier), Bull Mastiff, Doberman
- Presa Canario, Rottweiler, Shar Pei
- Wolf or Wolf Hybrids, and any combination or mix of the above
- Any other breed that Landlord determines has similar characteristics

4. Pet Conduct & Care

- Pets must not be aggressive or a nuisance to other tenants, neighbors, or visitors. If management determines a pet is a nuisance or aggressive, it **must be removed immediately**.
- Dogs must be on a leash at all times when outside the unit. Retractable leashes are discouraged in common areas.
- Pets are not permitted in common areas unsupervised and must be under the owner's control at all times in shared spaces.
- Dogs on a chain can pose a danger to children; chaining dogs is not permitted.

- Pets left inside unattended should be secured in a kennel/crate to prevent damage to the property.
- Excessive barking or noise from pets that disturbs neighbors is considered a lease violation and must be resolved promptly.
- Outdoor areas where pets are kept must be kept clean, free of odor, and the grass must remain trimmed.
- Pet waste must be picked up immediately and properly disposed of in a trash receptacle. This applies to all areas of the property including yards and common areas.

5. Vaccinations & Health Requirements

- All pets must be current on all vaccinations and must remain current throughout the entire lease term.
- Dogs and cats must wear an identification tag at all times displaying the owner's current contact information.
- Proof of current vaccinations must be uploaded to your PetScreening account at move-in and upon renewal each lease year.
- Cats must be **spayed or neutered**.

6. Flea & Pest Control

- You are responsible for eliminating fleas inside the home throughout your tenancy.
- Tenants must treat pets for fleas and ticks on a regular preventative basis. Flea infestations found at move-out will be treated at the tenant's expense.
- Any pest infestation attributable to pet ownership (fleas, ticks, mites, etc.) will be remediated at the tenant's cost.

7. Pet Fees

Fee Type	Amount & Details
Non-Refundable Pet Fee	\$300.00 per pet (one-time, non-refundable)
Monthly Pet Rent	\$20.00/month per pet
Unauthorized Pet Fine	\$500 fine + retroactive pet fees/rent from move-in date
Pet Screening Fee	Petscreening.com fee for registering your pet — ALL applicants must register, even those without pets (no charge for no-pet profiles)

8. Renter's Insurance Requirement

- You are required to maintain an active renter's insurance policy to cover pet-related damages and liability. This is part of your Resident Benefits package if you use our insurance.
- Both **Softwind Realty, LLC** and **Spring Gardens, LLC** must be listed as **additionally insured** on the policy.
- Your renter's insurance policy must remain active and current for the duration of your tenancy. Lapsed coverage is a lease violation.

9. Damage & Liability


- Any and all pet-related damage is the sole responsibility of the tenant.
- Pet hair, odors, urine damage, stains, and scratches are considered damages and will be charged accordingly.
- Costs for replacing or repairing flooring, walls, doors, or any other part of the property due to pet damage are the tenant's responsibility.
- Your financial liability is **not limited** to the amount of your security deposit.
- At move-out, carpets in pet households will be professionally cleaned at the tenant's expense regardless of condition.
- If pet urine has soaked through to sub-flooring, the tenant is responsible for subfloor replacement in addition to flooring costs.
- Management reserves the right to conduct periodic pet-related inspections (with proper notice) to assess any damage or lease compliance.

10. Pet Screening

We partner with a third-party household pet screening service. Please note the following:

- **ALL applicants** must create an account — whether you have a pet or not.
- If you have no pets, there is **no charge** to create your profile.
- Assisted/service animals are screened at **no charge**. All assistance animals must be verified through the pet screening process.
- This fee is separate from the rental application fee.

11. Unauthorized Pets

 **Important:** Bringing a pet onto the property without prior written permission is a serious lease violation. You will be charged a \$500 fine and all pet fees/rent retroactively from your move-in date. Continued non-compliance may result in lease termination.

13. Move-Out Requirements

- The unit must be free of all pet-related odors, hair, and damage at move-out.
- Professional carpet cleaning by a licensed cleaner is required for all pet households at move-out.
- A licensed pest control treatment (flea/tick) must be performed by a licensed exterminator at move-out and a receipt provided to management if there are flea/tick issues.
- All yard areas must be cleaned of waste and any pet-related landscaping damage must be remedied prior to move-out.
- Failure to meet move-out requirements will result in deductions from the security deposit, and any costs exceeding the deposit remain the tenant's responsibility.