

# Pet Policy for Dutchess Apartments

We welcome cats & dogs as long as they are an approved breed.  
Veterinarian documentation is required prior to move in.

- ❑ Non-Refundable, One Time Dog Fee Upfront: \$400, plus \$40 Monthly Charge
- ❑ Non-Refundable, One Time Cat Fee Upfront: \$350
- ❑ Max of 1 Pet Allowed
- ❑ Max Weight Limit: 25 Pounds Full Grown
- ❑ Unregistered pets discovered after move will be charged an \$850 non-refundable pet fee

The Following Breeds are NOT Permitted and NOT Limited to:

- |                                   |  |
|-----------------------------------|--|
| ❑ Rottweiler                      | ❑ Alaskan Malamutes                    |
| ❑ Doberman Pinschers              | ❑ Basset Hounds                        |
| ❑ Pit Bulls                       | ❑ Blood Hounds                         |
| ❑ American Staffordshire Terriers | ❑ Bull Mastiffs                        |
| ❑ Staffordshire Bull Terriers     | ❑ Argentine Dogos                      |
| ❑ American Bull Dogs              | ❑ Akitas                               |
| ❑ German Shepherds                | ❑ Presa Canarios                       |
| ❑ Tosa Inus                       | ❑ Fila Brasileiros                     |
| ❑ Shar Peis                       | ❑ Chow Chows                           |
| ❑ Wolf Hybrids                    | ❑ Boxers                               |
| ❑ Dalmatians                      | ❑ All Mixes or hybrids of these breeds |
| ❑ Beagles                         |  |
| ❑ Non-Domesticated or Exotic Cats |  |

Rental Agent MUST Meet and Approve the Following Breeds:

- |                   |            |
|-------------------|------------|
| ❑ Mini Schnauzers | ● Terriers |
| ❑ Chihuahuas      | ● Yorkies  |

The Following Pets are also RESTRICTED

- |                  |             |
|------------------|-------------|
| ❑ Monkeys        | ● Ferrets   |
| ❑ Rabbits        | ● Reptiles  |
| ❑ Snakes         | ● Livestock |
| ❑ Exotic Animals |             |

\* Other pets may also be restricted. Please contact our community for details.

# Pet Application

Owner Name: \_\_\_\_\_ Apartment # \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Pet Type  Dog  Cat

Pet Breed: \_\_\_\_\_ Pet Name: \_\_\_\_\_

Pet Age: \_\_\_\_\_ Pet Weight: \_\_\_\_\_

- Owner must submit pet photo with application. Upon approval, Leasing Consultant will take digital photo of actual pet for file.

Veterinarian authorization is required to verify that pet is up to date on all required vaccinations listed on Vaccination Schedule form.

Veterinarian Name (please print) \_\_\_\_\_

Veterinarian Name (please sign) \_\_\_\_\_

Veterinarian Practice Name: \_\_\_\_\_ Phone \_\_\_\_\_

I, \_\_\_\_\_ (print name) of apartment \_\_\_\_\_ at Dutchess Apartments have thoroughly read the pet policy, rules and regulation, and vaccination schedule. I promise to abide by policy rules and understand that if I am in violation of such rules I am in breach of my lease and therefore can be terminated.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

\*Pet applicant must wait for rental agent approval before pet is allowed on premises.

## Pet Rules & Regulations

1. Pet must be confined to the pet owner's unit and is not allowed to roam free or be chained outside. Pets must not be left unattended on patios or balconies. Additionally, absorbent pads are not allowed on balconies. Pets in transit are to be carried, restrained by a leash, or placed in an animal carrier.

2. Persons who walk pets are responsible for immediately cleaning up after their animals and discarding securely bagged pet droppings in one of several trash receptacles located on the property. Failure to do so, will result in immediate termination of Pet Agreement. Pet must be permanently removed from the property, and Pet Owner will be charged for cleanup costs.

3. Pet owners are responsible for any damage caused by their pet. Any damage caused by cleaning chemicals or other such materials used in an attempt to remedy said damage is also the full responsibility of the pet owner.

4. No pet shall be allowed to become a nuisance or create any unreasonable disturbance. Examples of nuisance behavior are:

- ☐ Pets whose unruly behavior causes personal injury or property damage.
- ☐ Pets who make noise continually to the disturbance of any person at any time of day or night.
- ☐ Pets in common areas who are not under the complete physical control of a human companion.
- ☐ Pets who relieve themselves on walls or floors of common areas.
- ☐ Pets who exhibit aggressive or other dangerous or potentially dangerous behavior.
- ☐ Pets who are conspicuously unclean or parasite infested.

5. Guests of residents are not permitted to bring their pet to visit and or stay on the property.

6. Pet Caregivers shall indemnify the association and hold it harmless against any loss or liability of any kind arising from their pet. Pet owners must have renters insurance and must include liability insurance on their pet.

7. Veterinarian must provide verification that pet is up to date on all required vaccinations. See dog vaccination schedule.

## Vaccination Schedule

### 6-8 WEEKS

- ☐ “Core” vaccines\*: Canine parvovirus, Canine distemper, Canine adenovirus
- ☐ At veterinarian’s discretion, based on risk: Parainfluenza, Bordetella

\*Each of the above “core” vaccines should be given every 3-4 weeks, with the final puppy vaccination administered at 14-16 weeks of age.

### 10-12 WEEKS

- ☐ Second vaccination with “core” vaccines
- ☐ At veterinarian’s discretion, based on risk: Leptospirosis, Lyme

### 12-16 WEEKS

- ☐ Rabies

### 14-16 WEEKS

- ☐ Third vaccination with “core” vaccines

### 1 YEAR

- ☐ Vaccinate with “core” vaccines.
- ☐ Rabies
- ☐ At veterinarian’s discretion, based on risk: Parainfluenza, Bordetella, Leptospirosis, Lyme

### 1+ YEARS

- ☐ Rabies every 3 years

