

Pet Policy

DEFINITIONS:

Pet: A domesticated dog or cat of a species that is commonly kept as a household pet in the community.

PURPOSE:

This Pet Policy establishes the rules and conditions under which a pet may be kept at your apartment. The primary purpose of these rules is to establish reasonable requirements for the keeping of common household pets in order to provide a decent, safe, and sanitary environment for existing and prospective tenants, JBJ employees and the public, and to preserve the physical condition of your apartment.

Violations of this policy shall be considered a violation of a material term of the Lease. The Landlord may require the removal of a pet upon violation of these rules or may commence eviction procedures.

POLICY:

1. Two (2) pets per apartment are allowed with a monthly pet fee/rent of \$20.00 per pet (excluding Arbor Ridge Senior Apartments).
2. An additional security deposit of \$575.00 is due at the time of signing the Pet Addendum.
3. Only domesticated, common household pets will be allowed. Pets of vicious or aggressive disposition deemed by Landlord to be potentially harmful to the health and safety of others are prohibited. These specifically prohibited pets include the following breeds: Akita; Doberman Pinscher; Pit Bull; Rottweiler; Presa Canario; all Mastiff breeds; American Staffordshire Terrier; any type of wolf-dog hybrid; and any mixed breed involving one or more of the above. Further, pets of any breed with a history of biting or vicious tendencies are prohibited.
4. Cats are accepted at all locations.
5. Dogs are only accepted at Arbor Ridge Apartments, Hillstone Apartments, Riverwalk Townhomes, and Saxony Village Apartments. The restrictions noted above in Paragraph 3 apply.
6. All pets must be spayed or neutered.

APPLICATION PROCESS:

1. A Pet Application and related documents must be completed, including:
 - Proof of Inoculations
 - Proof of Spaying/Neutering
 - Photo of Pet(s)
2. Once the Pet Application and related documents have been submitted and approved by Landlord, the Tenant will be required to sign an addendum to the Residential Lease Agreement, entitled "Pet Agreement." A copy of the Pet Agreement is available for review at JBJ Properties Office or Leasing Office for the Seasons or Saxony Village Apartments.



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PET APPLICATION
ONE APPLICATION PER PET
 (This is NOT a rental agreement or lease)

APPLICANT INFORMATION

Applicant's Name:		
_____	_____	_____
First	Middle	Last
Address:		

Building # _____	Apartment # _____	Contact Number:

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REQUIREMENTS & GUIDELINES:

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The pet information must be complete, and all attachments included with this application in order for processing.

PET INFORMATION:

Type of Animal (dog/cat):	
Breed (If "mixed" breed, state all breeds and approximate percentage of each breed):	
Name:	Gender:
Color:	Weight:
Age:	

