

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 Residential 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.
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 but are not limited to the following breeds: Akita; Doberman Pinscher; Miniature 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 properties.
5. Dogs are **only** accepted at Arbor Ridge Apartments, Hillstone Apartments, Riverwalk Townhomes, and Saxony Village Apartments. The restrictions noted in number 3 above 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, 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.



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

W178 N9912 Rivercrest Drive, Suite 101
Germantown, WI 53022-4645
Corporate Office: 262.255.1800
Saxony Village Lease Office: 262.345.5444
The Seasons Leasing Office: 262.820.0627
www.JBJCompanies.com

APPLICANT INFORMATION:

First Name	Last Name
Address	
Building #: _____	
Apartment #: _____	
Phone: _____	

DEFINITIONS:

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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 it to be reviewed.

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:	_____

1. Has the pet ever bitten or injured another person? _____ Yes _____ No
If Yes, provide details: _____
2. Does the pet have any propensity or predisposition to bite or injure? _____ Yes _____ No
If yes, provide details: _____
3. Has the pet ever damaged the property or possessions of another? _____ Yes _____ No
If yes, provide details: _____
4. Is the pet housetrained? _____ Yes _____ No

In the case of injury, sickness, death, or any other reason for which Tenant is unable to care for the pet(s), Tenant appoints the following person(s) to remove and care for the pet(s):

Name: _____
Address: _____
Phone: _____
E-mail Address: _____

Required Attachments to Application

- Proof of Inoculations** **Proof of Spaying/Neutering**
- Photo of Pet**

Any missing attachments will delay the review and potential approval of this application.

I warrant and represent that all statements herein are true and correct, to the best of my knowledge. If my application is approved, the Landlord and I shall sign a written addendum to the Residential Lease, 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.

Print Name: _____ **Date:** _____

Signature: _____