



PO Box 4925, Ithaca, NY 14852
607.279.5609
office@SDMrents.com

Pet Policies and Application

Screening/registration Fees

Pet owners must complete this form and be approved by the landlord prior to keeping a pet in the rental unit. The resident must pay a one-time, non-refundable pet privilege fee of \$250.00. In addition to the monthly rent, the resident must pay and additional pet rent of \$25.00 per month per pet with a limit of two pets. If the pet is no longer living in the apartment the resident may cancel the pet lease by submitting a written notice to the landlord. The monthly pet rent will then cease on the first day of the following month in which the written notice was given.

Resident(s) Name: _____

Address: _____

Telephone: _____

Email Address: _____

Pet Information

Pet's Name	Type/Breed/Color	Sex	Age	License #
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Must have current photograph of pet attached

Permissible Pets: Total of two pets per apartment

Dogs: Weight limit of 50lbs or 19 " at the dogs shoulder

Breed Restrictions:

Pit Bulls (Staffordshire Terriers), Dobermans, Rottweiler's, Chows, Huskies, Presa Canaros, Alaskan Malamutes, and German Sheppard's are not permitted to occupy or visit rental units. In addition, any animal with a bite history, aggressive nature or similar offence is restricted as well. Mixes of these breeds will also not be accepted.



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Cats, Birds and small caged animals: (Limited to guinea pigs, hamsters, and gerbils)

Rabbits, Ferrets, Lizards, Iguanas, Snakes & Reptiles of any kind are not permitted to occupy or visit the apartment

Restrictions

1. Pets shall not be kept, bred or used for any commercial purpose. Only the above referenced pets are allowed. All others are strictly prohibited.
2. Pets must be confined to the pet owner's apartment and must not be allowed to roam free or be tethered on the property. No outdoor kennels or structures are permitted. Pets must not be left unattended on patios or balconies. Pets in transit are to be carried, restrained by leash, or placed in an animal carrier. Pets shall be exercised on a leash, off premises or in a pet exercise area specifically designed for their use (if applicable). Any tethers found on or around the rental property will be removed and disposed of properly without notice to resident.
3. Persons who walk their pets are responsible for immediately cleaning up after their animals and discarding the waste in a secure bag into proper receptacles. Cat litter or any pet waste may **NOT** be disposed of into toilets.
4. Pet caregivers are responsible for any damages to the apartment or common areas caused by their pets. Any damages caused by cleaning chemicals or other such materials used in an attempt to remedy said damages are additionally the responsibility of the pet owner.
5. No pet will be permitted to become a nuisance or create any unreasonable disturbance. Examples of nuisance behavior for the purpose of this paragraph are as followed:
 - a. Pets whose behavior causes person injury or property damage.
 - b. Pets who make noise continuously and/or incessantly for a period of one hour or intermittently for four hours or more. Or if causing disturbance to any person at any time of day or night.
 - c. Pets in common areas that are not in complete physical control of a responsible human companion and on a hand-held leash of no more than ten feet in length or in a pet carrier.



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- d. Pets that relieve themselves on walls or floors of the rental unit or common areas.
 - e. Pets who exhibit aggressive or other dangerous or potentially dangerous behaviors.
 - f. Pets that are unclean or infested with parasites. This is to include fleas.
6. Notwithstanding any other provision herein, disabled individuals may keep assistance animals in their homes and no pet deposit or fee will be assessed to the resident. The pet caretaker must provide for the collection of the assistance animal's waste collection. Furthermore, nothing herein shall hinder full access to the rental unit and the common areas to individuals with disabilities or their assistance animals.
 7. Feeding or otherwise caring for stray animals is prohibited. Stray or injured animals shall be reported to the local animals control authority for pickup.
 8. Residents are responsible for the pets of guests who visit their apartment, such pets are subject to the same restrictions as resident pets. Visiting pets are NOT permitted to occupy the rental unit for more than five days (consecutive or staggered) in any one year period without prior written permission from the landlord.
 9. Pet caregivers shall indemnify the landlord and hold harmless against loss or liability of any kind caused by their pets.

Enforcement

Any resident or managing agent personally observing any infraction of any of these rules shall discuss the infraction in a neighborly fashion with the pet caregiver in an effort to secure voluntary compliance. If the complaint is not resolved, it must be put in writing, signed and submitted to the landlord. If management agrees with such complaint, the pet owner will receive written notice of the violation. If upon the first violation notice the problem is still not unresolved, arrangements will be made for the permanent removal of the pet from the property. Failure to remove the pet will result in a hearing with the District Justice. At the landlord's discretion, immediate removal or arrangements for a hearing may be made if the nature of the complaint involves personal injury or imminent threat thereof. The landlord may require the permanent removal of any pet, if such pet is determined by the landlord to be a nuisance or a danger to the house community and its residents.

If so determined, the pet caregiver will have five days to remove the pet from the premises. The landlord also has the authority to assess and collect fines for



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violations of the house rules pertaining to pets and to assess and collect amounts necessary to repair or replaced damaged areas or objects. The fines are as followed but not limited to:

- a. A \$50.00 clean up fee will be assessed to the rental account for failure to immediately pick up the animal fecal waste and dispose of properly.
- b. A \$50.00 fine will be assessed to the rental account if pets are left unattended outside and must be detained and returned to the home.

By signing this document you are acknowledging that you have read, understand and agree to all the terms and conditions stated in this document related to keeping pets in our rental property. By signing this application you guarantee the full compliance with all rules and regulations by yourself, all occupants, and guests in your household.

Residents Signature(s):

_____ **Date:** _____

_____ **Date:** _____

Property Manager:

_____ **Date:** _____