



the
"CAREtakers"

Kathy Richards Management, Inc.

P.O. Box 467 • 201 S. Curry Street • Ironwood, Michigan 49938

Phone: (906) 932-5500 • FAX: (906) 932-5158

www.kathyrichards.com • Toll Free 1-888-576-6468

Equal Housing Opportunity



PET PERMIT

This institution is an equal opportunity provider and employer.

Those residents who qualify may own and keep common household pets. All residents who are eligible to keep a pet in housing shall demonstrate that they have the physical capability to care for the pet.

A. Application for Pet Permit: Prior to housing any pet on premises, the resident shall apply to the manager for a pet permit which shall be accompanied by the following:

1. A current license issued by the appropriate authority, if applicable.
2. A receipt of any city or county ordinance that may be in place.
3. Evidence that the pet has been spayed or neutered.
4. Evidence that the pet has received current rabies and distemper inoculations or boosters, as applicable.

B. All residents with pets permitted to be kept on premises shall comply with the following rules:

1. Usual and/or commonly owned domesticated, family type, household pets, including, but not limited to dogs, birds, and tropical fish, may be permitted. The weight of a dog or cat may not exceed 20 pounds without specific authorization on a case-by-case basis. Pets, other than the aforementioned dogs, cats, birds or tropical fish, may be permitted on a case-by-case basis.
2. Generally, only one (1) pet per household will be permitted. Multiples greater than one (1) pet usually and customarily confined to cages or similar restrictive devices (parakeets, hamsters, etc.), may be permitted on a case-by-case basis.
3. Dogs and cats must be licensed yearly with the appropriate authority and residents must show proof of annual rabies and distemper booster inoculations.
4. Vicious dogs and cats must be spayed or neutered, as applicable.
5. All dogs and cats must be spayed or neutered, as applicable.
6. Dogs and cats shall remain inside the resident's unit. No animal shall be permitted to be loose in hallways, lobby areas, laundromats, community rooms, yards or other common areas of the facility.
 - a. Pets of any permitted type shall not be permitted in community rooms, common areas, or office areas.
7. When taken outside the unit, dogs and cats must be kept on a leash, controlled by an adult.
8. Birds must be confined to a cage at all times.
9. Residents shall not permit their pet to disturb, interfere or diminish the peaceful enjoyment of other residents. The terms "disturb, interfere, and diminish" shall include but not be limited to barking, howling, chirping, biting, scratching, and other like activities.
 - a. Complaints of disturbances of this nature shall constitute a violation of lease any may result in the revocation of the pet permit, termination of the lease agreement, or both.
10. Residents must provide litter boxes for cat waste, which must be kept in the dwelling unit. Residents shall not permit refuse from litter boxes to accumulate nor to become unsightly or unsanitary.
11. Residents are solely responsible for cleaning up pet droppings, if any, outside the unit and on facility grounds. Dropping must be disposed of by being placed in a sack and then placed in the dumpster.

12. Owners may refuse a pet if:
 - a. Residents do not take adequate precautions and measures necessary to eliminate pet odors within or around the unit and shall maintain the unit in a sanitary condition at all times.
 - b. If pets are left unattended for a period of 24 hours or more, the manager may enter the dwelling unit, remove the pet and transfer it to the proper authorities, subject to the provisions of State law and pertinent local ordinances. The manager accepts no responsibility for the animal under such circumstances.
 - c. Residents shall not alter their unit, patio or unit area in order to create an enclosure for any pet.
 - d. Residents are responsible for all damages caused by their pets including the cost of cleaning of carpets and draperies and/or fumigation of units. A "Pet Security Deposit" is required for Cats and Dogs. The cost of the Pet (Cats or Dogs) Deposit is \$250. (HUD projects are subject to monthly installments.)
 - e. Residents are prohibited from feeding or harboring stray animals. The feeding of stray animals shall constitute having a pet without the written permission of the manager.
 - f. Should any pet housed in an apartment give birth to a litter, the residents shall move from the premises all of said pets except one.
 - g. In the event of the death of a pet, the resident shall properly remove and dispose of the remains. The remains shall not be placed in any container inside an apartment or in a container on the grounds.
 - h. Residents must identify an alternative custodian for pets in the event of resident illness or other absence from the dwelling unit.
 - i. The privilege of maintaining a pet in a facility shall be subject to the rules set forth in above paragraphs. This privilege may be revoked at any time if the animal should become destructive, create a nuisance, represent a threat to the safety and security of residents, or create a problem in the area of cleanliness and sanitation.
 - i. Should a breach of the rules set forth in above paragraphs occur, the manager may also exercise any remedy granted it in accordance with applicable State statutes.
13. The Pet Deposit can be paid in increments. This initial payment should be \$50.00 and the remaining balance can be paid in increments of \$10.00.
14. Tenants must provide management with information sufficient to identify the pet and to demonstrate that it is a common household pet.
15. Management may refuse to register a pet for the following reasons:
 - a. The pet is not a common household pet.
 - b. Keeping a pet would violate an applicable pet rule.
 - c. A pet owner fails to provide complete pet registration information or fails annually to update the pet registration.
 - d. Management reasonably determines based on the pet owner's habits and practices, that a pet owner will be unable to keep the pet in compliance with the pet rules and other lease obligations.
 - e. A pet's temperament may be considered as a factor in determining the prospective pet owner's ability to comply with the pet rules and other lease obligations.
16. In the event that it is necessary to inform a prospective resident that we will not register their pet, a full written explanation of the reason for rejection will be sent.

I have received, read, and I understand the above policy provisions regarding the keeping of pets, and agree to abide by those provisions.

Resident Signature

Date

Staff Member Signature

Date