



## **Animal Policies \***

- 1) Animals are defined as dogs not exceeding 45 pounds in weight (other than Service Animals, as defined at the end of these Policies) and not aggressive in behavior, cats that have been neutered or spayed, birds and other mammals or fish kept in cages or other holders in which the animal is contained. No other animal is permitted to be in residence in a dwelling unit unless interviewed and approved by Management.
- 2) Each tenant is permitted to have two animals in each dwelling unit, with a limit of three animals of any given species in each dwelling unit (including Service Animals and Assistance Animals), and must provide evidence of current vaccination for dogs and cats upon commencement of residency and renewal.
- 3) An animal deposit will be required for each dog and cat (other than Service Animals and Assistance Animals) in the amount specified by management at the time of lease signing, which will be considered a general security deposit for all purposes. The deposit is not required for any other of the above animals; however, Metropolis Apartments reserves the right to require deposits for birds, fish, and other animals, if in its sole opinion, the animal presents special cleaning, damage or health issues.
- 4) The animal must be kept in the tenant's unit at all times or in a cage, carrier, or, as required by City ordinance, on a leash whenever in the common areas of Metropolis Apartments or outside the dwelling unit. Animals are not allowed into swimming pool areas, laundry rooms, gym, or other recreational facilities (except for Service Animals). Animals (except for Service Animals) may only enter the common areas of Metropolis Apartments for the purpose of traveling to or from a tenant's unit, except that animals are permitted to be off leash in the designated dog park located next to building 4.
- 5) All animal waste and litter from litter boxes and cages are to be picked up and disposed of in a sealed plastic bag and placed in the trash area. Outside, the animal may urinate or defecate only on grassy areas, but not within the courtyard of any building. Owners of the animal are immediately responsible for any animal waste clean-up. Each violation is subject to a \$25 charge, which must be paid immediately after receiving notice of violation or will be treated as overdue rent.
- 6) Animals must be supervised at all times and may not be left alone or tied to any fixed objects at any time outside of dwelling units or the clubhouse.
- 7) In an effort to discourage rodents from building intrusion, animals may be fed outside of a dwelling unit only if its owner is present, and no food or food bowl/container is permitted to be left outside of a dwelling unit at any time.
- 8) No aggressive animals or animals that disturb the peace and quiet of other tenants through noise (barking, whining, etc.), smell, animal waste, biting, scratching, or other nuisance are allowed to be or remain at Metropolis Apartments.
- 9) Tenants are required to provide adequate care, nutrition, exercise, and medical care for each animal, which includes current distemper and rabies shots as well as regular treatment for fleas.

*\*Incorporated by reference in paragraph 12 page 3 of your lease contract, and Animal Addendum located within your lease contract paragraph 27 & 28 of your lease contract.*

10) An information sheet will be kept of each animal and updated at least annually as part of your lease renewal. Your failure to update this information may result in you being required to remove your animal from Metropolis Apartments.

## **Violation of Rules**

If you, your guest, or any occupant of a dwelling unit violates any rule or provision of these Animal Policies and we give you a written notice of such violation, you must remove the animal immediately and permanently from the dwelling unit and Metropolis Apartments. We also have all other rights and remedies set forth in paragraph 27 of the Lease Contract, including damages, eviction, and attorney's fees.

## **Our Removal of Animal**

In some circumstances, we may enter the dwelling unit and remove the animal with one day's advance written notice left in a conspicuous place. We can do this if, in our sole judgment, you have:

- a) abandoned the animal;
- b) left the animal in the dwelling unit for more than 8 hours without food or water; or
- c) failed to care for a sick animal.

## **Service Animals and Assistance Animals**

Management and the owner of Metropolis Apartments comply with the requirements of the Americans With Disabilities Act to permit dogs that qualify as "service animals" (meaning they are individually trained to do work or perform tasks for people with disabilities) to enter into all public areas of Metropolis Apartments. ***All requirements of the Animal Policies must be complied with if the service animal is to occupy a dwelling unit at Metropolis Apartments.***

Management and the owner of Metropolis Apartments comply with the requirements of the Fair Housing Act to make reasonable accommodations to permit occupancy of a dwelling unit by an "assistance animal," defined as "an animal that works, provides assistance, or performs tasks for the benefit of a person with a physical or mental disability, or that provides emotional support that alleviates one or more identified effects of a person's physical or mental disability," which disability substantially limits at least one major life activity or bodily function, and which animal does not pose a direct threat or cause a fundamental alteration to the housing situation, upon request by a tenant and delivery of reliable disability-related information. ***All requirements of the Animal Policies must be complied with if the assistance animal is to occupy a dwelling unit at Metropolis Apartments.***

***Tenants having service animals or assistance animals are required to cause proper, updated documentation of the need for such animals to be emailed or faxed directly to our office staff from a medical professional.***

Email: [Info@myclubmet.com](mailto:Info@myclubmet.com)

Fax: (512) 442 0755

**These Animal Policies are subject to change upon notification of tenants at any time at Management's discretion.**



## Animal Interview Questionnaire

- Do you have any animals? Yes    No
- If yes, how many? \_\_\_\_\_
- What type of animal(s) do you have? \_\_\_\_\_
- Please list the breed of your animal(s) \_\_\_\_\_
- How old is your animal(s)? \_\_\_\_\_
- How long have you had them? \_\_\_\_\_
- How much does your animal(s) weigh? \_\_\_\_\_
- Is your animal(s) spayed or neutered? Yes    No
- Is your animal(s) up to date with their vaccinations? Yes    No
- Are you able to provide proof of vaccinations? Yes    No
- Does your animal(s) have a regular veterinarian? Yes    No
  - If yes, please list facility name and name of veterinarian: \_\_\_\_\_
- Does your animal(s) receive regular checkups? Yes    No
- Does your animal(s) qualify as a “service animal,” defined as “dogs that are individually trained to do work or perform tasks for people with disabilities”? Yes    No
  - Do you have proper documentation that you can provide? Yes    No
- Does your animal(s) qualify as an “assistance animal,” defined as “an animal that works, provides assistance, or performs tasks for the benefit of a person with a disability, or that provides emotional support that alleviates one or more identified effects of a person’s disability”? Yes    No
  - If yes, please provide reliable disability-related information.
- Are you prepared to pay for any damage done by the animal(s)? Yes    No
  - Have you previously paid for any pet damage at other properties? Yes    No
- Is your animal(s) house trained? Yes    No
- Has your animal(s) had obedience training? Yes    No
- Does your animal(s) have any medical or behavioral problems, such as excessive barking when its owner or other persons are not present? Yes    No
  - If yes, please describe: \_\_\_\_\_
- Has your animal(s) ever bitten anyone? Yes    No
- Has your animal(s) ever been aggressive with other pets? Yes    No

○ If yes, please describe: \_\_\_\_\_

• If you have anything else to add, please describe: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**Knowingly falsifying these answers is a lease violation, and grounds for eviction of the tenant at Management's discretion. Any animal, service animal or assistance animal exhibiting aggressive behavior towards other persons or animals is subject to immediate removal by Management.**

**By Signing this Document, you agree to follow all of our Animal Policies and understand that any and all guests and other occupants of your dwelling unit must abide by said regulations.**

\_\_\_\_\_  
**Resident Signature**

\_\_\_\_\_  
**Management Signature**

\_\_\_\_\_  
**Resident Signature**

\_\_\_\_\_  
**Resident Signature**

\_\_\_\_\_  
**Resident Signature**

\_\_\_\_\_  
**Resident Signature**