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## PET HOUSE RULES

1. Tenants are permitted by the law to keep household pets in their unit, in accordance with the pet rules developed by C. M. Cimino Realty Inc. Tenants must register a common household pet with the corporate office.
2. Pets are barred from common areas, such as lobbies, elevators, laundry room and community room.
3. Tenants are responsible to provide all animal licenses and immunizations that are required in accordance to state and local laws.
4. If tenant fails to comply with the pet rules, they are in violation of their lease and it is grounds for removal of the pet or termination of the tenant or both.
5. C. M. Cimino Realty Inc. has the right to amend the pet rules & regulations at any time.
6. C. M. Cimino Realty Inc. has the right to remove a pet at any time for health or safety reasons, in accordance where applicable with state and local laws.
7. Each tenant shall be limited to one animal per unit.
8. Tenant agrees to provide C. M. Cimino Realty Inc. with a veterinary certificate stating that the pet is in good health. If the pet is a cat it must be documented that the cat has been neutered or spayed. This documentation must be presented at the time the pet is first brought into Ledgewood Apartments.
9. Leashed pets must be ‘curbed’ away from the site area. Tenant agrees to be responsible for the cleaning of all waste on any site properties.
10. Tenant agrees to be responsible for the care and cleanliness of the pet.
11. Tenant is responsible for pet odors and control of the pet noise.
12. Tenant must provide C. M. Cimino Realty Inc. with damage deposit of $300.00 per unit. In addition, there is a separate pet waste removal charge of $5.00 per occurrence on pet owners who fail to remove pet waste in accordance with the prescribed pet rules.
13. Tenant agrees to provide C. M. Cimino Realty Inc. with a contact who will take responsibility for temporary or permanent care of the pet should the tenant become incapacitated.
14. Tenant agrees that C. M. Cimino Realty Inc. is not responsible for illness or injury caused to pet.
15. All complaints made by another tenant or C. M. Cimino Realty Inc. employee may be made in writing to: C. M. Cimino Realty Inc. 3 Warren Avenue Westbrook Maine 04092. To be kept on file.
16. When vacating a unit Tenant will be responsible for all cost for fumigating of the unit, if necessary.

**This pet agreement is the resident’s certification that he or she has received a copy of Ledgewood Apartment’s pet policy and applicable house rules, that he or she has read the policies and/or rules, understands them, and agrees to comply with them.**

**The resident further certifies by signing the pet agreement that he or she understands that noncompliance with the Ledgewood Apartments’ pet policy and applicable house rules may result in the withdrawal of Ledgewood Apartments’ approval of the pet or termination of tenancy.**

Tenant Signature  Date

Name

**Contact for back-up care for pet:**

Name:

Address:

Phone:

Email: