

Todd County School District Policy Exhibit: DFC-E2

PET POLICY

The Todd County School District as lessor wants to encourage lessees to value and enjoy their housing units as they would their own homes. We believe that tenants should be given every opportunity to pursue their interests, consistent with the rights of their fellow tenants and the Todd County School District. By fostering an attitude of mutual respect and cooperation, our common interest in a safe, pleasant, and well-maintained building is best achieved.

We have considered the fact that there are people who wish to avoid contact with pets and other animals. The pet policy is designed to protect both pet owners and non-pet owners. This policy applies to all pets and will be strictly enforced. All lessees will receive a copy of the policy. By signing this pet policy, the lessee agrees to abide by the terms of this agreement. Failure to adhere to the terms of this agreement may result in initiation of proceedings to terminate the tenancy of the lessee, and subsequent eviction from the premises.

Now therefore in consideration of the mutual covenants, condition and promises as herein contained, said parties agree as follows:

1. Limit of 2 dogs per single family household
 Limit of 3 cats per single family household
 Limit of a 20 gallon aquarium per single family household
 Limit of 2 for the following types of pet(s) hamsters, gerbils, mice, rats, snakes, lizards per single family household.
 All other types of pets will need approval from the Lessor or designee.
 (Example: If you choose to have 2 dogs, then that would be the lessees pet limit, 1 dog and 1 cat would be a limit, the only time 3 cats are allowed is if it is a cat only household, if the lessee is uncertain on the number of pets allowed in any combination they need to ask the lessor or designee before purchasing/adopting a pet.)

2. Lessees assigned to dormitory style units will need written verified permission from all tenants living in the unit for pet(s) and type of pet(s). A mandatory 2 pet per household limit will be enforced so for example 3 individuals share a unit, does not mean they can have up to 6 pets. If for any reason at any time one of the lessees in the unit decides they no longer want a pet(s) than arrangements will be made immediately for the removal of pet(s).

3. No pets will be allowed in any newly constructed housing units/apartment complexes after July 1, 2016.

4. Current 8 Plex Apartment Buildings will designate the basement units as pet friendly units the top floor will be a no pet zone.
5. All current pet(s) owners will provide health documentation from a Licensed Veterinarian that shows all vaccines are current along with the listed type of breed(s). All cats and dogs will be spay or neutered and documentation must be provided that they are. Kittens will need to be spayed or neutered by 12 weeks of age and puppies by 9 months of age. A yearly updated health record will need to be provided for each pet(s). All health costs are at the expense of the lessee.
6. All dogs will be on a leash with proper tags at all times outside of their units.
7. All pets will either be kept in a kennel or designated closed off space while in units when left alone, to contain the damage of urine and feces from pet(s). Example would be containing pet(s) to main living area and closing all other doors in the living quarters.
8. Lessees are responsible for the cleanup and disposal of the pets' waste, both inside and outside the units, and while exercising the pets in the public. Use areas that are not public walkways and parking lots. Cat litter will not be disposed of in the waste plumbing systems (bathroom toilets) of any unit, even if it is stated safe for disposal.
9. Pet owners will be liable for damages or injuries caused by their pet(s).
10. At no time will any unregistered pet(s) be kept in a unit for boarding or babysitting; only registered pet(s) for that unit are allowed in that unit for extended periods of time.
11. Lessees are responsible for ensuring that their pets do not disturb or annoy other lessees or neighbors. Lessees whose pet(s) are determined by lessor or their designee to be disturbing others must remedy the situation immediately. A lessee who fails to remedy the situation after the second warning will receive a 30-day notice to remove the pet(s) from the premises. If the lessee fails to remove the pet, the lessee will be considered in breach of their lease agreement and may be required to vacate the premises.
12. Lessees are responsible for and must immediately pay for all damages or injuries caused by their pet(s). Lessees also agree to 24 hour notice inspections of their rental units for pet damage. In additions, if the lessor discovers a pet in residence and the lessee has failed to notify and or register their pet(s) in residence, a \$50.00 fine will be assessed and the \$300.00 pet deposit, will be charged. In addition to the \$300.00 pet deposit the lessee will pay an additional non-refundable additional rent payment of \$20.00 for the first pet and \$30.00 for the second pet, Aquariums will be excluded from the additional rent payment.

13. Lessees will provide the following documentation in writing of their pet(s): Name(s), Sex(s), Age(s), Type(s), and Breed(s). Those Lessees with Aquariums will only provide information of size of Aquarium not exceed 20 gallon in size.
14. The lessee agrees if the cost of repairing any damages caused by the pet(s) exceeds the pet deposit, the lessor may use funds from the lessee's housing deposit to cover the excess.
15. The lessee agrees that their last payroll check will be held from payment to them until a close out inspection by the lessor or designee is conducted to pay for any damages that exceeds the pet deposit and housing deposit and agrees to the cost being deducted from their last payroll check.

GRANDFATHER CLAUSE TO POLICY

16. Those lessees who are currently pet owners on or before July 1, 2016 who currently have a number of pet(s) that exceed the fore mentioned requirements of this policy will be allowed to register said pet(s) per this policy and keep said pet(s) in their rental units at an additional cost of \$10.00 per pet(s) beyond the \$20.00 for the first pet and \$30.00 for the second pet on their monthly rental payment and agree that the additional pet(s) cost are nonrefundable. They also agree that for any reason the lessee lost a pet, they are not eligible to replace that pet.

I have read, understand and agree to the above pet policy in its entirety. I understand that failure to adhere to the terms of this agreement in its entirety will result in the possible termination of my tenancy of the premises.

Lessee

Date

REVIEWED: August 24, 2015

REVISED: March 29, 2016

REVISED: July 25, 2016