



## Hunter Bloomington Properties, LLC PET POLICY

Hunter Bloomington Properties, LLC is willing to make exceptions for well-behaved cats and dogs, at our discretion, as long as the following rules are observed:

**a.** Maximum number of allowed pets for a conventional contract is two (2) pets. Pets are not permitted in by the bed units. All cats must be either spayed or neutered.

**b. Lessee is not allowed to house other peoples' pets for any period of time. "Pet sitting" equals "pet ownership" and is subject to all deposits, fees, and rules listed in this document and the lease agreement.**

**c.** To have a pet, Lessee must pay an additional, REFUNDABLE deposit of \$400, along with the standard damage/security deposit. Lessee remains responsible for any damage in excess of the deposit. At the time of move out, the unit may be professionally treated for fleas if necessary; the cost will be deducted from Lessee's deposit.

**d.** Pet owners must pay a monthly fee of \$35.00 per pet. No portion of this fee is refundable or applied to the mandatory pet deposit.

**e.** Lessee must provide proof of vaccinations and current picture of pet.

**f.** Pet owners are responsible for the conduct of their animals. Excessive barking will not be tolerated. **When outside of the apartment, dogs and cats must always be on leashes. Pets are not to be left chained in the common areas and should not be chained to the patio. We expect the Lessee to poop scoop after the pet and dispose of all pet waste in proper waste disposal containers (pet waste stations or provided dumpsters).** Please do not allow the pet to urinate on the flowers, shrubs, and bushes. Inside of the unit, we expect sanitary conditions to be maintained; there should be no detectable pet odors.

**g.** We reserve the right to require that problem pets vacate the premises.

**h.** This pet policy does not apply to fish or caged birds. Under no condition do we allow any exotic animals including but not limited to spiders, snakes, rabbits, or ferrets.

