



P.O. Box 5362
Round Rock, Texas 78683-5362
www.ambassadorproperty.com
Email: info@ambassadorproperty.com

Phone: (512) 351-7800
Fax: (888) 565-9930

Pet Policy & Procedure

- ❖ Any tenant wishing to bring pets onto any Ambassador managed property must read, understand and abide by the rules outlined in this policy, the primary purpose of which is to ensure that safe and sanitary surroundings are provided for all tenants, visitors and management employees, to protect the physical integrity of the property, and to protect and provide for the well-being of the pets themselves.
- ❖ Tenant must register all pets with property management. Permission to keep a pet is granted at the sole discretion of management and will be based in part on the pet's own merit, as well as the tenant's ability to maintain proper control.
- ❖ Tenant will be responsible for all fees and deposits associated to pet policy as an addendum to the lease in place. These fees are payable for the entire leasing term even if the pet is no longer harbored at the residence. There will be no refund for pets that move out before the end of the lease term.

Types of Pets

- ❖ The term "pet" refers to a domesticated species and genus of animal commonly recognized as a household pet, examples of which are cats, dogs, birds and fish.
- ❖ Assistive animals that provide assistance, service and support to a disabled person are not considered pets and are not limited by this policy. However, they must be registered with management.
- ❖ Vicious pets, exotic pets or any poisonous or venomous pets will not be permitted.
- ❖ Keeping aggressive dog breeds, if allowed by management, will require proof of liability insurance in the amount of at least \$100,000.
- ❖ Pets may not be kept or bred for commercial purposes while on the property.
- ❖ Unauthorized pets, including pets of visitors or guests, will not be allowed on the property even on a temporary basis.
- ❖ There may be a maximum number of pets allowed for each property set forth by owner.

Restrictions

- ❖ All cats and dogs must wear a collar with identification tags that indicate the pet's name, the tenant's name and the tenant's address and telephone number. A additional tag will be placed on the collar by management.
- ❖ All cats and dogs must be licensed in accordance with all applicable ordinances of the local municipality and must display a current license tag on their collar.
- ❖ All cats and dogs must have current rabies and distemper vaccinations and must display a current rabies vaccination tag on their collar. A veterinarian's statement regarding vaccinations must be provided to management. Management will have the right to verify shot records with veterinarian.
- ❖ All cats over the age of 6 months may be required to have their front feet declawed.

- ❖ If a pet is left unattended for an inappropriate period due to the tenant's illness, neglect, or inability to provide pet care, management, at its discretion, may enter the tenant's unit and arrange for the pet's care. Tenant will provide management with the name, address and telephone number of a person or source who will accept the responsibility for the pet's care in the event of such an occurrence. Any costs incurred will be deducted from the tenant's security deposits.
- ❖ Mistreatment, abuse or neglect of any pet will not be tolerated.

Condition of Property

- ❖ Tenant agrees to keep the unit in good condition and allow periodic inspections by management to assure that there are no damages caused by pet.
- ❖ Presence of a pet may not interfere with maintenance or routine pest extermination of the unit. Tenant is responsible for removing or protecting the pet when these procedures are requested or scheduled by management.
- ❖ Tenant is responsible for keeping all areas where pet is housed clean, safe and free of parasites, including fleas. Dog owners must pick up and dispose of all dog waste deposited on property. Cat owners must place soiled litter in tied plastic bags and dispose of it in outside garbage facilities, not the toilet system. Litter boxes must be changed a minimum of once a week, or more often if odor problems occur.

Complaints and Warnings

- ❖ Tenant is responsible for keeping pet from disturbing other tenants or becoming a nuisance. Nuisance may include chronic noise that disturbs other tenants; failure to properly dispose of pet wastes; and unleashed or unattended pets. Pets found unsupervised shall be turned over to the local authorities.
- ❖ Complaints regarding failure to comply with this policy must be made in writing to management. If the complaint is determined to be valid, management will issue a warning to the tenant who must immediately remedy the situation.
- ❖ A tenant who fails to remedy the situation after 2 warnings will receive a 2 day notice to remove the pet. Threatening behavior, animal bites or attacks by a pet will constitute grounds for immediate removal. If the tenant fails to remove the pet after receiving notice to do so, tenant will be considered to be in breach of the lease and may be evicted, and if so, will forfeit any security deposit.
- ❖ Pet(s) observed by an official of Ambassador, property owner, or property owners agent not in compliance with this agreement will be subject to loss of permission to keep pet(s).

Damages and Fees

- ❖ Tenant is responsible for and must immediately pay for the cost of all damages or injuries caused by his/her pet and will also be responsible for the full cost of flea extermination in the building that may be required because of the tenant's pet.
- ❖ Tenant will **immediately** pay for any damages caused by the pet(s). Damage done by a pet is never considered to be "typical or average wear and tear" as defined by this document or any other documents between the tenant and landlord.

Acknowledgement

- ❖ Tenant agrees that keeping a pet on the property is a privilege, not a right, and that management reserves the right to prohibit or demand removal of any pet at any time.
- ❖ Tenant agrees to indemnify, hold harmless and defend the owner, agents and employees of Ambassador Property Management against all liability, judgments, expenses or claims by a third party for any injury against any person or damage to any property caused by any pet or animal possessed or brought onto the property by the tenant, or allowed by the tenant to be brought onto the property.

- ❖ Tenant(s) understands that the permission granted is only for the pets described in the pet agreement and not other pet(s) or offspring, not even for temporary care, will be permitted without landlord's permission.
- ❖ Ambassador Property Management reserves the rights to revoke permission to keep pets at any time. If any of the above conditions are not kept. If such permission is revoked, said pet(s) shall be removed from the property within 48 hours. Failure to remove a pet from the premises may result in a fee of \$100 per day until the pet(s) is removed. Loss of deposits.
- ❖ **All pets are subject to evaluation during the approval process, property inspection process, and any other requested time during these term of the lease as a result of incident. Evaluation fees are due immediately to technician in certified funds paid to “DMB Enterprises”. It is the applicant responsibility to make such arrangements with the technician at www.ambassadorproperty.com or 512-522-(OSLO) 6756.**

I have read, understand, and agree to the terms of the above Pet Policy.

Tenant's Signature _____
 Name (Printed) _____ Date _____

Tenant's Signature _____
 Name (Printed) _____ Date _____