



Pet Policy

This Pet Policy establishes the rules and conditions under which a pet may be kept at your apartment. The primary purpose of these rules is to establish reasonable requirements for the keeping of common household pets in order to provide a decent, safe, and sanitary environment for existing and prospective tenants, J.B.J. employees and the public, and to preserve the physical condition of your apartment.

Violations of this policy shall be considered a violation of a material term of the Lease. The Landlord may require the removal of a pet upon violation of these rules or may commence eviction procedures.

DEFINITIONS:

Pet: A domesticated dog or cat of a species that is commonly kept as a household pet in the community.

POLICY:

1. Two (2) pets per apartment are allowed with a monthly pet rent of \$15.00 per pet.
2. An additional security deposit of \$575.00 is due at the time of signing the Pet Addendum.
3. Only domesticated, common household pets will be allowed. Pets of vicious or aggressive disposition deemed by Landlord to be potentially harmful to the health and safety of others are prohibited.
4. Cats are accepted at **all** locations.
5. Dogs are **only** accepted at Arbor Ridge Apartments, Hillstone Apartments, and Saxony Village Apartments. Some restrictions do apply, specifically; Pit Bulls, Rottweiler, Presa Canario, all Mastiff breeds, and American Staffordshire Terrier; any type of wolf-dog hybrid, any mixed breed involving one or more of the above; no animals, including a dog of any breed with a bite history or vicious tendencies.
6. All dogs and cats must be spayed or neutered.

APPLICATION PROCESS:

1. A Pet Application and related documents must be completed including:
 - Proof of Inoculations
 - Proof of Spaying/Neutering
 - Photo
2. Once application and related documents have been submitted and approved, applicant will be required to sign a Pet Addendum to the Residential Lease Agreement. A copy of the Pet Addendum is available for review at J.B.J. Properties Office or Leasing Office for the Seasons or Saxony Village Apartments.