



## John Charles Properties, LLC. Pet Policy

Tenant Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Property Address: \_\_\_\_\_  
Type of Pet: \_\_\_\_\_ Name: \_\_\_\_\_ Sex: \_\_\_\_\_  
Breed: \_\_\_\_\_ Weight/Size: \_\_\_\_\_  
Spayed/ Neutered: ( Y / N ) Color: \_\_\_\_\_ Age: \_\_\_\_\_  
Other Description: \_\_\_\_\_  
Last Vaccinated: \_\_\_\_\_  
Veterinarian Name: \_\_\_\_\_ Veterinarian Number: \_\_\_\_\_

Please provide the contact information of whomever will care for your pet in the event of an emergency.

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_

**The following pet policy outlines the conditions under which tenants may keep the pet in the above named property.**

1. Tenants are responsible for the health and welfare of their pets.
2. If the landlord believes that a pet kept in their property has been neglected or abandoned, they will report the case to an appropriate animal welfare organization.
3. Tenants must not leave their pets in the property when they are away unless clear arrangements have been made for their care. Otherwise the pet should be boarded elsewhere.
4. Dogs should not be left alone in the property for more than 8 hours at a time.
5. Tenants must ensure their pets will not cause damage to the property if they are left unsupervised. If damage occurs, the tenant is responsible to pay repair costs.
6. All pets must be vaccinated and regularly treated for fleas and worms (if appropriate). Tenants are required to provide evidence of this from their veterinary surgeon.
7. Tenants with pets will be required to pay a one-time non-refundable fee of \$200.
8. Tenants must ensure that their pets do not cause a nuisance to neighbors or visitors. This includes excessive noise and damage to other people's property.
9. Dogs must be kept under control and on a leash at all times.
10. Tenants must provide all known information on their pets, including contact details of their veterinary practice and a nominated person who will care for their pets in case of an emergency.
11. \$100 will be deducted from the tenant's security deposit (if the deposit is refundable) for cleaning of rental after the tenant moves out.
12. Tenant is required to provide a recent and clear photo of the pets listed.

**Please note breed and weight restrictions apply. Maximum 2 pets allowed.**

**Please attach a copy of the certificate of vaccination as well as a photo of the pet.**

**One form must be filled out per pet.**

**Tenant's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Co-Tenant's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Landlord's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_