

# Resident Services, Inc. Pet Policy

Revised 9/27/2023

We believe in healthy and responsible pet interactions for all residents and strive to create a community that welcomes both pet owners and non-pet owners to a pet-responsible environment.

To help ensure our residents understand our pet and animal-related policies, we have engaged Pet Screening, a **third-party screening service** for all pet application screening. The per pet fee associated with pet screening is paid directly to PetScreening.com and is **non-refundable**. The screening process is repeated when you renew your lease. Contact the leasing office for details.

Verifiable service animal(s) and emotional support animals(s) are not charged a pet screening fee, or monthly pet fee.

Resident Services, Inc., and Pet Screening, follow the Fair Housing Act (FHAct) guidelines on reasonable housing accommodation requests for assistance animals.

## General Pet Policies

Allowed pets, per apartment:

- **Dogs are not permitted at Highland Terrace**
- 1 dog, adult weight not to exceed 35 lbs.
- Or 2 cats.
- Or 1 dog not exceeding 35 lbs. and 1 cat.
- Or 2 dogs with a combined weight not to exceed 35 lbs.
- Dogs must be at least 1 year old (veterinarian verification required).
- All pets must be neutered\* / spayed (veterinarian verification required).
- Permission to keep a pet is granted at management's sole discretion.
- Management may restrict pets to specific apartments.
- Management reserves the right to modify its pet policy and pet lease terms upon renewal.
- Management may restrict certain breeds.
- Requests to keep pets of any other species will be approved at management's sole discretion.
- Before acquiring a pet, resident must first obtain management approval and sign a pet lease.
- Resident agrees to pay a monthly non-refundable pet fee. Contact the leasing office for details.
- Only the pets described and named in the pet lease are permitted. No additional or different pet is authorized.
- Unauthorized pets may not be kept in the apartments, even temporarily. Visiting pets are subject to the same restrictions as resident pets.
- All pets are to be licensed and vaccinated in accordance with local ordinances.
- Resident warrants the pet to be housebroken with no history or tendency of causing physical harm to persons or property. Residents are responsible for ensuring that their pets do not disturb or annoy other residents, guests, or neighbors.
- The pet fee does not apply to the cost of repairs or restoration.

\*Dogs of 1 year to 18 months old, but not yet recommended by a veterinarian to be neutered, will be permitted if all other criteria are met. Neutering must be performed at or prior to 18 months of age. Veterinarian verification of need to wait for the procedure, and subsequent proof of neutering will be required.

**Notwithstanding any other provision, people with disabilities may keep service/companion animals in accordance with the Americans with Disabilities Act. Nothing herein shall hinder full access to the apartments and common areas by persons with disabilities.**