

The following pet policy outlines the conditions under which tenants may keep pets in La Mision Apartment Homes, Ajjic.

1. A maximum of two pets per apartment is permitted.
2. Tenants are responsible for the health and welfare of their pets. all tenants have a duty of care to provide their pets with a suitable place to live, a suitable diet, proper exercise and adequate health care.
3. No pet is to remain unattended, without proper care, for more than 24 hours (close supervision by a neighbour may be acceptable for some animals.). The tenant shall designate one or more persons as an emergency contact that can tend to the pet if the tenant is unable to do so. In instances where a pet appears to have been abandoned for more than 24 hours, and an emergency contact cannot be located, the Management shall report the matter to the Ajjic pet care society for the Prevention of Cruelty to Animals or other applicable authority for its removal. If necessary, Management will enter the apartment, as in an emergency, to rescue the animal.
4. The designated person for emergency to take care of pets is: _____

5. Only domesticated, common household pets (cats and dogs) will be allowed. Pets of vicious or aggressive disposition deemed by management to be potentially harmful to the health and safety of others are prohibited.
6. All pets must be vaccinated and regularly treated for fleas and worms (if appropriate). Tenants may be required to provide evidence of this from their veterinary surgeon.
7. Tenants with pets will be asked to put down a higher deposit of U.S. \$150 per pet to cover any damage to the property, garden or furnishings caused by their pets.
8. Tenants will be asked for a pet payment to cover the cost of professionally cleaning the property (\$25 per apartment) once they have moved out. This payment will be taken at the start of the tenancy and is nonrefundable.
9. Tenants must ensure that their pets do not cause a nuisance to neighbours or visitors. This includes excessive noise and damage to other people's property.
10. The tenant shall be responsible to clean up after their pet anywhere on the property including carrying a "pooper scooper" and disposable plastic bag any time the pet is outside the apartment. Pet waste shall be bagged and disposed of in appropriate trash receptacles. Pet waste or pet litter shall not be deposited in the toilet.
11. The tenant shall be responsible for proper care, including but not limited to flea control, yearly inoculations (certifications of which must be presented to the manager), and compliance with all applicable state and federal statutes, City ordinances, and all Authority rules and regulations.
12. The tenant shall keep the apartment and surrounding areas free of pet odors, insect infestation, waste and litter and maintain the apartment in sanitary condition at all times.
13. Dogs must by law wear a collar with their owner's name and address on it when in a public place.
14. We are not able to allow the following breeds of dogs (including mixes): Rottweiler, Pit Bull/Staffordshire, Doberman Pincher, Chow, Shar-pei, Dogo, Presa Canario and Wolf/Wolf Hybrid and any mixed breed dog with identifiable characteristics specific to one of these breeds. We reserve the right to research any other breed and deny based upon temperament description by sources deemed reputable by La Mision Management.
15. No pet will be permitted which is expected to exceed 40 pounds in weight at maturity. All dogs and cats over the age of 6 months must be spayed or neutered unless the resident provides a certification from a licensed veterinarian that such procedure would jeopardize the medical well being of the pet.
16. Tenants may not breed or offer for sale any animal in this property.
17. No pet is allowed to enter the pool, spa or gym area.
18. Tenants who wish to obtain an additional pet after moving into the property must apply for permission in writing to the management or landlord.
19. The tenant shall keep his/her pet inside the apartment at all times except for transportation on and off property and daily walks for dogs. When outside the apartment, dogs must be controlled on a leash. Except pet garden where non aggressive pets might run free with no leash.. Other pets shall be in suitable portable cages when outside the apartment. No animal shall be tied or chained outside the apartment.
20. These rules may be amended from time to time by the management in compliance with all relevant statutes and regulations.
21. All violations of this pet policy shall be dealt with as a material violation of the lease and appropriate lease enforcement actions up to and including eviction shall be taken. In addition if manager, determines that the presence of a pet constitutes a risk of damage to property or creates a threat to the health and safety of any member of the housing community, including residents, household members, guests and/or employees, may require the removal of the resident's pet upon 72 hours written notice. Failure to comply with this notice shall be deemed a violation of the resident's lease obligations. Any violation shall give rise to all appropriate remedies under the lease, including eviction proceedings. In the case of a vicious dog, the housing authority may make a complaint to the Chapala county Dog Control Unit.

Acceptance of policy, rules and pet registration:

name: _____ Date signed: _____

Pets Registered:

Apartment number: _____

Type: _____ Breed: _____ Weight _____

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