

Pet Policy

Statement of Values

The management of sfrent.net wants to encourage tenants to value and enjoy their apartments as they would their own homes. We believe that tenants should be given every opportunity to pursue their interests, consistent with the rights of their fellow tenants and the property owner(s). By fostering an attitude of mutual respect and cooperation, our common interest in a safe, pleasant, and well-maintained building is best achieved.

In keeping with this philosophy and after carefully considering all the interests involved, we have adopted a pet policy that will allow tenants committed to responsible pet ownership to have a pet. In reaching this decision, we have taken into account the important contributions that pets can make to the lives of people who value and appreciate animals. We have also considered the fact that there are people who wish to avoid contact with pets and other animals. The pet policy is designed to protect both pet owners and non-pet owners, and to ensure that the animals themselves receive responsible care. The policy applies to all pets kept in the building and will be strictly enforced. All tenants will receive a copy of the policy.

Pet Policy

1. Permission to keep a pet is granted at management's sole discretion and is subject to tenant's strict adherence to all aspects of this pet policy. If a pet is found to be a nuisance or problematic for any reason, such permission will be withdrawn and the tenant will have to remove the pet from the premises. Any tenant who wishes to keep a pet (or get an additional pet) will first obtain management's approval and sign a pet agreement.

2. Only common household pets will be allowed. These include dogs, cats, fish, birds, rabbits and rodents, such as guinea pigs and hamsters, kept as companion animals. No tenant will be allowed to keep more than two large pets (ie. cat or dog). Requests to keep more than one pet of any other species will be approved at management's discretion. Certain species or breeds may also be restricted

3. In making a decision on whether to approve a tenant's request to keep a dog, management will take into account the dog's temperament and the arrangements the tenant has made for training and exercising the dog.

4. Pets are to be kept inside the tenant's apartment. Special permission may be granted on a case-by-case basis for pet access to light wells. **Dogs going in and out of the building must be on leash and under the tenant's control.**

5. Tenants are responsible for keeping all areas where pets are housed clean, safe, and free of parasites, including fleas. Dog owners must immediately pick up and dispose of, in a sanitary manner, all dog waste deposited on the street or sidewalk. Cat owners must place soiled cat litter in strong, tied, plastic bags and dispose of the bags in the garbage chute or cans provided by management. **NOTICE: Washing and grooming of pets in the sinks or tubs of the units is strictly prohibited, as doing so may adversely affect the plumbing system in the building, and will result in charges being assessed to you for clearing out the drains. There are many pet-grooming stores which will be glad to perform washing and similar pet-grooming services for you.**

6. All adult dogs and cats must be spayed or neutered, unless a veterinarian certifies that health problems prevent the dog or cat from being spayed or neutered. All pets must receive proper veterinary care, including all appropriate inoculations; must be well-groomed; and must be given a healthy diet and exercised according to their needs. All pets must also be maintained in accordance with applicable state and local laws, including city dog licenses. Dogs and cats must wear identification tags at all times.

7. No pet is to be left alone in a tenant's apartment for a period longer than that which is appropriate in light of the needs of the individual pet. While this period may vary depending on the pet in question, landlord and tenant understand that, in general, dogs should not be left alone for more than 9 hours, and other pets for more than 24 hours, on a regular basis. When management has reasonable cause to believe that a pet is alone in an apartment and either that pet is creating a disturbance or any other emergency situation appears to exist with respect to that pet, management will attempt to contact the tenant to remedy the situation. If management is unable to contact the tenant within a reasonable period, management may enter tenant's apartment and make any necessary arrangements for the pet's care, including removing the pet and placing it in a temporary home, such as a boarding kennel. Any costs incurred will be deducted from tenant's pet deposit. (See 9., below).

8. Tenants are responsible for ensuring that their pets do not disturb or annoy other tenants or neighbors. Tenants whose pet(s) are determined by management to be disturbing others must remedy the situation immediately. Failure to adhere with the pet policy at any time will subject the pet to removal from the premises, so please be mindful. A tenant who fails to remedy the situation after **two** warnings will receive a 30-day notice to remove the pet from the premises. If the tenant fails to remove the pet, the tenant will be considered in breach of tenant's lease or other rental agreement and may be required to vacate the premises.

9. Tenants are responsible for and must immediately pay for all damages or injuries caused by their pets. In addition, each tenant who wishes to keep a dog or cat must pay a pet deposit of \$300.00 upon signing the pet agreement. After tenant vacates the apartment, if the cost of repairing any damages caused by the pet exceeds the pet deposit, management may use funds from the tenant's regular security deposit to cover the excess. If management uses all or any portion of the pet deposit or security deposit to cover any pet-related damages or expenses incurred by management during the tenant's tenancy, the tenant must immediately restore the deposits to their full, original amounts.

10. The pet deposit is fully refundable if management determines that there are no damages or other expenses caused by the pet or the tenant upon tenant's vacating the apartment or permanently relocating the pet.

11. Please provide a digital picture of your pets to us at time of application approval, so they can be identified. We will post the pictures online for the protection and convenience of all tenants.

I have read, understand and agree to abide by the above pet policy.

Signed

Date

Signed

Date

DOG CERTIFICATION AND REFERENCE LETTER

Address: _____ Apt. # _____

Name of dog: _____ Name of Guardian: _____

Weight: _____ Color: _____ Age: _____

Breed: _____ Sex: M / F Spayed / Neutered: Y / N

Declaration of Guardian:

I declare that this dog has not bitten or attacked anyone while I have been guardian of this animal. I certify that this dog has a gentle disposition. I certify that I have kept and will keep all shots and vaccinations current.

Signature of Guardian: _____ Date: _____

Name of Ref 1 : _____ Length of time dog known: _____

Tel: _____ Tel: _____ Email: _____

I certify that I have not known this dog to be a dangerous or problem animal.

Signature: _____ Date: _____

Name of Ref 2 : _____ Length of time dog known: _____

Tel: _____ Tel: _____ Email: _____

I certify that I have not known this dog to be a dangerous or problem animal.

Signature: _____ Date: _____

Pet Resumès

A pet resume provides an opportunity to present potential landlords with a summary of your companion animal's best qualities and examples of your responsibility as a pet owner. Try to address the areas below in your pet resume:

- **Mention anything about your pet's age, activity level, and/or breed traits that help make your dog or cat a "good tenant".** Emphasize characteristics that make your pet suited for city living. Tell the landlord something special about your companion animal's personality, and how much you care about your pet.
- **Give examples of your pet's good behavior, and your responsibility.** Has your dog been to obedience school or had special training? If your dog has lived in apartments before and is accustomed to it, be sure to say so. If you have more than one cat, let the landlord know how well your pets get along and keep each other company while you are away. If your cat uses a scratching post, say so and make sure to note that your cat is litterbox trained.
- **If your pet is quiet, calm and/or less active, point that out.** There can be a big difference between a 10-year-old dog and a frisky puppy. If you have an active dog, explain how you fulfill his/her exercise requirements.
- **Explain how you keep your pet clean and free of fleas.**
- **Let the landlord know your dog or cat is spayed or neutered** and explain that this makes for a well-behaved, healthier pet. Also note that your animal is up-to-date on his/her vaccinations, and mention who your pet's veterinarian is.
- **Describe your arrangements for your pet when you go to work or on vacation.**
- **Explain that you always clean up after your dog, and/or dispose of cat litter properly, and make sure you do.**
- **If you are a member of The San Francisco SPCA or other animal protection organization,** be sure to mention it in your pet resume.

In addition to your pet's resume, you may also want to attach reference letters from current and previous landlords and/or neighbors; certificates of completion of obedience/training classes; references from your pet's trainer or groomer; and a health certificate from your vet; and a picture for identification purposes.