



2024 -2025 ASHTON WOODS PET POLICY AND AGREEMENT

The undersigned agrees that this Pet Policy & Agreement is incorporated in and made part of the following lease agreement for:

LEASEHOLDER NAME: _____

ADDRESS: _____

DATE LEASE BEGINS: _____ ENDS: _____

EMERGENCY CONTACT NAME: _____

EMERGENCY CONTACT PHONE: _____

TYPE OF ANIMAL: _____ BREED: _____

WEIGHT: _____ ATTACH PICTURE OF PET TO FORM

Pets means non-University owned, domesticated animals kept for companionship or comfort, Service Animals or Service Animals in training, or Emotional Support (Assistance) animals are not considered pets.

PET POLICY:

1) Permission to keep a pet is granted at University’s sole discretion and is subject to Leaseholder’s strict adherence to all aspects of the Family & Graduate Housing Ashton Woods Pet Policy.

A. Leaseholder must obtain approval from Family & Graduate Housing and sign a pet agreement prior to obtaining a pet or Leaseholder will be subject to a fine of \$200 (per lease) in addition to the monthly pet charges described herein.

B. Upon approval; proof of current vaccinations must be provided yearly, and a copy kept on file in the Family & Graduate Housing office. Vaccination tags must include current rabies tag.

C. Leaseholder shall pay a monthly fee of \$40 as a non-refundable pet fee. Any damages/charges resulting from pet(s) will be additional expenses and will be billed to Leaseholder’s University account.

D. Leaseholder accepts full liability for any damages or injuries caused by their pet.

2) No apartment (regardless of the number of residents) will be allowed a total of more than two (2) pets. Co-tenants may each have one pet.

A. Only common household pets considered companion pets and fish tanks of 50 gallons or less will be allowed.

B. Farm animals, production animals, lab animals, snakes and exotics will not be allowed.

C. No pet will be over 50 lbs. in weight.

D. Pets of a vicious or aggressive disposition will not be permitted. The following breeds of dogs shall not be allowed: Doberman Pinscher, Pit Bull (Staffordshire Terrier), or Rottweiler; and any mixed-breed dog with identifiable characteristics specific to one of the above breeds which indicate that the dog is partially descended from a dog of one of the above-named breeds. Any pet deemed by management to be potentially harmful to the health or safety of others, including attack or fight-trained dogs, will not be approved.

E. All dogs and cats over six months of age must be neutered or spayed unless certification by a veterinarian indicates that the procedure would jeopardize the medical well-being of the pet.

3) Leaseholder agrees:

A. Pets shall be housed inside Leaseholder's apartment. At no time will pets be allowed outside unattended, including balconies, hallways, or any common areas. Birds shall be maintained in appropriately constructed cages at all times.

B. Pets going into and out of apartments must be on leash and under Leaseholder's control. Pets may not be taken off leash on any University property.

C. Pets will not be left for extended periods of time in any apartment. In the event that a pet is left alone in the apartment, due to vacation, illness or other absence, and is not being properly cared for, University shall attempt to contact the Leaseholder or the emergency contact to remove the pet. If this is not successful, the University will notify University Police and may have the pet removed to an appropriate pet shelter. This action will be taken as expeditiously as possible to prevent harm to the apartment, other residents, or the pet. All such actions taken shall be recorded in the Leaseholder's file. All costs incurred will be billed to the Leaseholder's University account.

D. Leaseholder is responsible for ensuring their pets do not disturb, annoy, or cause any nuisance to tenants, neighbors, or other members of the community. A Leaseholder who fails to remedy the situation after 1 warning will receive a 30-day notice to remove the pet from the premises. If the pet is not removed, the Leaseholder will be fined \$25/day until the pet is removed.

E. Leaseholder must be present for all routine or requested maintenance work or have their pet appropriately caged while University staff are working in the apartment. The presence of a pet may not interfere with the routine pest control treatment of apartments. Residents must identify themselves as a pet owner when submitting a Work Request for their apartment.

F. Visitors and guests are not allowed to bring any pets on or about the premises.

G. Living space where pets are housed will be kept clean, safe, and free of parasites, including but not limited to, fleas.

4) All pets must be maintained in accordance with applicable state and local laws. Dogs and cats must wear current vaccination and identification tags at all times.

5) Leaseholder shall be fully and solely responsible for disposal of pet waste, both inside and outside the apartment. It is the Leaseholder's responsibility to remove feces from university grounds, dispose of it in a plastic bag, and place that bag in an outside garbage bin. Clean up must be prompt and occur immediately. Cat owners must place soiled cat litter in tied plastic bags and dispose of bags in outside garbage bins. Failure to pick up pet waste in common areas will result in a twenty-five (\$25.00) pet waste removal charge per occurrence.

6) If the University 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 community, including residents, household members, guests and/or employees, or if a pet attacks, bites, or behaves in an aggressive or threatening manner, the pet is subject to immediate removal from the community. If the pet is not removed, the University will be considered in breach of the terms & conditions of their lease and may either be fined \$50/day until the pet is removed or requested to vacate their apartment under the regulations for an unapproved termination.

My signature below confirms that I agree to follow the Ashton Woods Pet Policy and Agreement:

Signature of Leaseholder

Date

Approved as to Legal Form 12/05/2023 WJS

Changes to this Lease must be reviewed by Purchasing and Contract Management Office and Legal Counsel.