



Pet Policy for Zindars Property Management LLC

1. Introduction

Zindars Property Management LLC is committed to providing a safe and comfortable living environment for all residents. This pet policy outlines guidelines for pet ownership within our properties. Some properties do not allow pets, and others do. This is on a case-by-case basis. **Service animals are allowed at all properties.**

2. Pet Eligibility (Varies by Property)

- **Types of Pets Allowed:** Dogs, cats, ferrets, and small caged animals (hamsters, birds, reptiles, fish, etc.). No farm animals.
- **Maximum Number of Pets:** No more than 2 large pets per unit (dogs, cats, and ferrets). There is no maximum number of caged pets.

3. Pet Disclosure

- All pets must be disclosed to Zindars Property Management LLC before signing the lease.
- New pets must be disclosed to Zindars Property Management LLC 1 week before acquiring them.

4. Pet Fees and Deposits

- **Refundable Pet Deposit:** \$300 for the first large pet (dogs, cats, ferrets) with an additional \$100 for the second large pet. Small, caged pets do not require a deposit.
- **Monthly Pet Rent:** \$25 per large pet, \$35 per pet over 50 lbs., \$15 per small, caged pet
- Payments are due with regular rent payments.

5. Resident Responsibilities

- Pet owners must clean up after their pets in all common areas and their own units.
- No dogs in apartments.
- Pets must be on leashes or in carriers in public spaces.
- Noise restrictions: Excessive barking or noise will not be tolerated.
- Pets are not allowed in restricted areas, including pools, gyms, and common rooms.



6. Health and Safety

- All pets must be up to date on vaccinations and flea/tick treatments.
- Residents must report any aggressive behavior or health issues to management immediately.

7. Violations and Consequences

- Violations of the pet policy may result in:
 - Fines or fees of up to \$500 for offenses depending on the type of pet.
 - Potential eviction for repeated violations.

8. Service and Emotional Support Animals

- Service animals are permitted in accordance with the Fair Housing Act.
- Emotional support animals require proper documentation, which must be submitted for approval.
- No deposits or fees are due for these animals.

9. Amendments

- Zindars Property Management LLC reserves the right to modify this policy as necessary. Residents will be notified of any changes.