

THE HOUSING AUTHORITY OF FORT MILL
RESIDENT PET OWNERSHIP POLICY

ELIGIBILITY: Any resident head of household, of one of the Authority's family units who wishes to obtain and/or keep a common household pet must first submit a written request for approval with his/her public housing manager and must receive such approval from the Authority. The Authority reserves the right to check references, such as prior landlords and neighbors, regarding (a) the resident's previous pet ownership history, and (b) the pet's behavioral history. If the Authority concludes that maintenance of the pet by the resident in an Authority housing unit would, in the Authority's opinion, be inappropriate or ill-advised, the Authority will inform the tenant in writing, stating the specific reasons for the denial. Permission for a specific pet will not be unreasonably withheld.

DEFINITION OF PET: Pets are used in this policy means **small common household pets**. A more detailed description is a small domesticated animal such as a dog, cat, guinea pig, gerbil, hamster, rabbit, bird, or turtle that is traditionally kept in a home for pleasure rather than for commercial purposes. A dog or cat must weigh **no more than twenty pounds** to be considered for living within a dwelling unit. Reptiles (except turtles) and birds of prey are excluded from this definition and therefore not eligible pets. Only one (1) pet per household is allowed. Dogs trained and certified as "seeing eye" or "hearing" assistance animals that are used by a resident are not considered pets for the purpose of this definition and policy.

PET DEPOSIT: Pet owner is required to post a **\$300.00 refundable pet deposit**. This deposit is in addition to any other financial obligation generally imposed on tenants of the project. The Housing Authority may use the pet deposit to pay reasonable expenses directly attributable to the presence of the pet in the project, including (but no limit to) the cost of repairs and replacements or the fumigation of the tenant's dwelling unit. The Housing Authority shall refund any unused portion of the deposit after the tenant moves from the dwelling unit or no longer owns or keeps a pet in the dwelling unit. Exempt from the requirement of making a pet deposit are the following: fish, limited to one twenty gallon aquarium per household; one bird cage with two small birds per household; and two turtles which must be kept in a terrarium. If at some further date it appears there will be damage from one of these three types of pets, a deposit may be required.

PET REGISTRATION: Prior to allowing a resident to keep a household pet in his dwelling unit the resident must apply to the Housing Authority for registration of the pet. The Housing Authority may screen prospective pet owner to determine if he or she will be able to fulfill his or her obligations as to adhering to house pet rules and regulations. The Housing Authority may refuse to register pet and allow it in the home if they can reasonably determine, based on pet owner's habits and practices, that the pet owner will be unable to keep the pet in compliance with house rules regarding the keeping of pets. The pet's temperament may be considered as a factor when considering the resident's

ability to fulfill its obligation. Written approval must be received by the resident, from the Landlord before any pet can be brought into a resident's home. The Property Manager will provide the resident with a copy of the Authority's Pet Policy, and will review all of the rules and regulations listed therein with the resident. Upon reviewing these requirements, the resident will be requested to sign the Agreement thereby certifying that he/she has received a copy of the Pet Policy, understands all of his/her rights and responsibilities thereunder, and agrees to abide by all of the rules listed in this Policy and those city/town ordinances applicable to the ownership and care of a pet.

RULES AND REGULATIONS: The resident must provide a complete identifying description of the pet (a good color photograph would be helpful). A veterinary certification that states that the dog or cat has been inoculated and tagged against rabies, that the pet is in good health and free of any other transmittable animal disease. All female dogs over the age of six months and all female cats over the age of five months must be spayed. All male dogs over the age of eight months and all male cats over the age of ten months must be neutered. A statement from the veterinarian as proof will need to be provided. If health problems prevent such spaying or neutering, a veterinarian's certificate will be necessary to allow the pet to become a resident of the development and the exception will be at the Property Manager's discretion. Every dog or cat must wear a flea collar and tag bearing the owner's name, address, and telephone number if the owner has a telephone. Dogs of vicious or aggressive disposition will not be permitted. Due to age and behavioral activities of puppies and kittens, application for ownership of such young animals will be more closely review prior to approval. All cats and dogs must be appropriately leashed and effectively restrained under physical control of a responsible individual when outside of the tenant's apartment. The owner will be responsible for complying with applicable state and local law. An annual update of above procedures will be done at the resident's annual redetermination time.

RESIDENT'S RESPONSIBILITIES:

1. The pet owner will be responsible for proper pet care - good nutrition, grooming, exercise, flea control, routing veterinary care and yearly inoculations.
2. The owner is responsible for cleaning up after the pet inside the apartment and anywhere on the development property.
3. A "pooper scooper" and disposable plastic bag should be carried by owner. A \$5.00 fine will be imposed on any owner that does not remove his/her pet's waste. All wastes will be bagged and disposed of in a receptacle determined by management. Toilets are not designed to handle pet litter. Under no circumstances should any pet debris be deposited in a toilet as blockages will occur and tenants will be responsible for cost of repairs or replacement of any damaged toilets or pipes.
4. The pet owner will keep the unit and outside area, if any clean and free of pet odors, insect infestation, waste and litter and maintain the unit in a sanitary condition at all times.

5. The pet owner will restrain and prevent pet from gnawing, chewing, scratching or otherwise defacing doors, walls, windows and floor coverings of the unit, other units and common areas, as well as shrubs and landscaping of the facility.
6. Pets are not to be tied outside or on the porch without supervision.
7. Tenants will not alter their unit, porch, or other outside area to create an enclosure for an animal.
8. Pets will not be allowed to disturb the health, safety, rights, comfort or quiet enjoyment of other tenants. A pet creating a nuisance to neighbors with excessive barking, whining, chirping or other unruly behavior will be in direct violation of the lease which states in Section 5E: to conduct himself and cause his household to conduct themselves in a manner which will not disturb his neighbors peaceful enjoyment of their accommodations and will be conducive to maintaining the project in decent, safe and sanitary condition.
9. All cats and dogs must be housebroken or litter trained. Resident pet owners must provide litter boxes for cat waste, which must be kept in the owner's unit. Litter boxes shall be kept clean and odor free. They shall be equipped with a vinyl or other such liner that will eliminate leakage on the floor.
10. Pet owners agree to apartment inspections when, in the opinion of the Authority, there is a reasonable basis to believe that pets and/or units, are not being cared for properly or that undue damage to the apartment has been done by a pet.
11. All cats and dogs must be appropriately leashed and effectively restrained under physical control of a responsible individual when outside of tenants apartment.
12. When Housing Authority employees come to inspect, exterminate, or do other work orders, pet owner must be home to hold pet on hand leash.
13. Fleas, ticks, mites, and other pet pests must be controlled at owner's expense.
14. Cats are to be left unattended for no more than twenty-four (24) hours at any given time. Dogs are to be left unattended for no more than eight (8) hours at any given time.
15. Pet owner agrees to authorize the Housing Authority to remove the pet should the resident become ill, incapacitated or hospitalized. Name and address of two separate responsible parties to care for the pet in emergency situations must be given to us. The responsible parties should confirm in a written and signed statement that they will be responsible in case of emergencies for the animal. If the persons named as responsible parties do not follow through with the agreement the Housing Authority will board the pet at the **Owner's expense.**

LIABILITY OF PET OWNER FOR DAMAGE OR INJURY

- 1. Repairing or replacing damaged areas of the exterior, interior, doors walls, floor covering and fixtures in the unit, outside areas or other areas damaged by tenant's pet.
- 2. Cleaning, deodorizing and sanitizing carpeting and other floor coverings in the unit as necessitated by presence of pet.
- 3. Charges for damage will include material and labor. Payment plans will be negotiated between management and the pet owner.

Failure to comply with any portions of this policy will be grounds for immediate removal of the pet or eviction of both. Damage to any Housing Authority owned property will be grounds for immediate removal of the pet or eviction of both.

Pet owner releases the Housing Authority of Fort Mill and its personnel from any liability whatsoever and holds the Authority harmless from any accidents, injury or damage as a result of the authorization of the Authority to own a pet.

I understand the provisions of this policy as outlined above. Further, by placing my signature below I certify and agree that I have received a copy of this policy and will abide by its terms.

Resident

Date

Witness

This is to certify that I authorize the Housing Authority of Fort Mill to remove the pet should I become ill, incapacitated or hospitalized. The name and address of two separate responsible parties to care for the pet in emergency situations are:

1. _____ 2. _____

Address: _____

Phone No.: _____

I hereby confirm in a written and signed statement that I will be responsible in case of emergencies for above pet.

1. _____ 2. _____

Date: _____ Date: _____

Note: In case the emergency contact persons cannot be contacted, I give the Housing Authority permission to board the animal for a period not to exceed five (5) days at my (owner) expense. If after five (5) days and the emergency contact persons have not responded, I hereby give permission for the Housing Authority of Fort Mill's representative to contact the Animal Control Shelter, to take possession of the pet.

Resident

Date