



WE CREATE AND MAINTAIN  
QUALITY COMMUNITIES

## **Animal Policy**

### **Pets, Emotional Service and Accommodation Animals**

Redwood Property is pleased to offer Pet friendly apartments at select communities. Emotional Service Animals (ESAs) and Accommodation Animals (AAs) are not considered “household pets” and are subject to different rules, in some circumstances.

#### **REQUIREMENTS**

- ☐ Pet Rent = \$40/mo; 2 pet max (*only applies to household pets.*)
- ☐ For ALL animals: Renter must provide the following information
  - Pet's Name
  - Pet Type
  - Breed
  - Sex
  - Age (if known)
  - Size
  - Photo
  - Proof of Current Registration
  - Proof of Rabies Vaccination
- ☐ All animals must be registered with your community.
  - **ESAs and AAs:** renters must register their animals with [petscreening.com](https://petscreening.com), a 3<sup>rd</sup> party platform.
  - **Household Pets:** Depending on your community, you will be required to register in one of 2 ways: 1) by manually submitting your Pet Information by attaching copies of documentation and emailing us, OR 2) by utilizing **PetScreening ([www.petscreening.com/](https://www.petscreening.com/))**. With [Petscreening.com](https://petscreening.com), there is a registration fee (\$25 by ACH; \$30 by credit card), but it's much more convenient and a simple and trusted process. Please verify with your specific community manager, if you are required to register via [petscreening.com](https://petscreening.com)
- ☐ We allow Pets under 35 pounds and fish tanks under 5 gallons
- ☐ Animal-caused damage: Renter is responsible for all damage or expenses incurred by or in connection with Animal and will be due upon repair service.
- ☐ We **do not** allow aggressive animals or breeds. Certain breeds may be subject to temperament evaluation.
- ☐ Under no circumstances are aggressive animals allowed on the Property or in the Premises.

### **Summary of Community Rules and Regulations on Animals**

(see Pet/Accommodation Animal Addendum for complete Rules and Regulations.)

- Unless the above requirements have been met, Pets are not permitted anywhere in the Premises or on the Property. Residents, their guests and invitees, may not bring animals or Pets to the property. Residents shall not feed or house wild, stray, or feral animals on or near the Property.
- The Pet shall be on a leash, in a carrier, or otherwise under Resident's supervision and direct control at all times.
- Residents must disclose their Animal when scheduling maintenance or work order requests to prepare the vendor for the visit. Residents must keep Animal confined while maintenance personnel or vendors are inside the unit. Redwood reserves the right to reschedule a service if Animals are not secured, at the Resident's expense.
- Residents are required to clean up after their Animals in communal areas, Dwelling entry areas, public walking spaces, and in the Dwelling unit. Failure to remove pet waste from these areas will

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result in minimum fines of \$150, as a first violation. Any subsequent violation will be grounds for violating your lease and grounds for termination.

- Any unresolved Animal nuisance, or Animal complaints made by fellow residents, neighbors, management, vendors, maintenance personnel, etc., will be grounds for violating the lease and grounds for termination. (Animal nuisance includes, but not limited to, noise, barking, howling, scratching, biting, thumping, running, growling, etc.)
- Residents are responsible for damages caused by the Animal.