



PET POLICY & PET ADDENDUM

Bison Run Rentals

Bison Run Rentals is a pet-friendly property management company, and we welcome approved pets in our rental homes. All pets must be approved by Bison Run Rentals before they are brought onto the property.

This Pet Policy outlines our pet requirements, fees, and approval process. Approval of a pet is not complete until the required Pet Addendum has been signed by **all parties listed on the lease**.

Pet Fees & Monthly Pet Rent

One-Time Pet Fee

- \$250 per pet
- Nonrefundable
- Due upon pet approval and signing of the Pet Addendum

Monthly Pet Rent

- Cats: \$50 per month, per cat
- Dogs: \$75 per month, per dog

Pet rent is additional rent and will be charged monthly for the duration of the pet's approved residency at the property.

Pet Approval Process

All pets must be approved by Bison Run Rentals before the pet is brought onto the property.

- 1 Submit the pet's information to Bison Run Rentals.
- 2 Bison Run Rentals will review the request and determine whether the pet is approved under the property's lease and pet requirements.
- 3 Once approved, the required Pet Addendum will be provided.
- 4 **All parties listed on the lease must sign the Pet Addendum.**
- 5 The \$250 nonrefundable pet fee must be paid.
- 6 Applicable monthly pet rent will be added to the tenant's rental charges.

A pet is not considered approved until the Pet Addendum has been fully signed by all required parties and the applicable pet fee has been paid.

Pet Addendum

The Pet Addendum is an agreement between Bison Run Rentals and the tenants regarding the approved pet. It becomes part of the lease and establishes the tenant's responsibilities for the pet.

The Pet Addendum will identify the approved pet and outline applicable rules and responsibilities, including requirements related to:

- Pet identification and information

- Pet rent and fees
- Property and yard care
- Noise and nuisance
- Damage caused by the pet
- Waste removal
- Compliance with applicable laws and property rules
- Removal of the pet if required under the lease or addendum

All tenants listed on the lease must sign the Pet Addendum before the pet is permitted at the property.

Tenant Responsibility

Tenants are responsible for their pets at all times and are responsible for any damage, excessive cleaning, odors, pest issues, or other costs caused by their pet.

Pets must be properly supervised and may not create a nuisance, disturb other residents, or cause damage to the property.

Tenants are also responsible for promptly cleaning up after their pets and complying with all applicable city ordinances and property rules.

Unauthorized Pets

Pets may not be brought onto or kept at a Bison Run Rentals property without prior approval.

Keeping an unauthorized pet at the property may be considered a violation of the lease and may result in additional fees, required removal of the pet, or other action permitted under the lease and applicable law.

Service Animals & Assistance Animals

Service animals and assistance animals are not considered pets and are handled separately in accordance with applicable fair housing laws. Pet fees and pet rent do not apply to approved assistance animals where prohibited by law.

If you require a reasonable accommodation for an assistance animal, please contact Bison Run Rentals before bringing the animal onto the property.

Questions

If you have questions about our pet policy or would like to request approval for a pet, please contact Bison Run Rentals.