**Pet Rules and Requirements**

**202 – 49th St. SE**

**Canton, OH 44707**

Requirements for acceptance:

* Only 2 pets allowed per house. Other than cats and dogs, the only allowable “exotic” pets are small turtles, chameleons, hermit crabs, bunnies kept in a cage (max of 2 bunnies), birds (max of 2 birds), and fish (each fish tank larger than 5 gallons is considered one pet.) Absolutely no other species will be considered. Ask to verify if there is any question to whether or not your pet meets these specifications.
* For cats and dogs: animals must be spayed/neutered, and all cats must be de-clawed in the front (proof from vet required.) Current annual vaccines for these pets must be up-to-date (for cats: FDR vaccine and rabies vaccine, for dogs: DHLPPC and rabies vaccine.) Proof of annual vaccines must be provided. Animals too young to be neutered will not be allowed on the premises.
* Cats and dogs must pass a 4 point temper test.
* Animal must not have had any bite reports filed and no known incidents of biting anyone.
* Animals must be kept clean. Cats and dogs should have trimmed nails.
* Houses with dogs or with cats that go outdoors should keep the stool in the yard picked up at least once a week. The animal must also be checked once a year for intestinal parasites. If positive, the stool in the yard must be picked up immediately upon deposit onto the ground until 2 negative stool samples are cleared by your veterinarian (proof required.) Failure to comply can result in a clean-up fee and/or eviction of animal.
* Any bite reports filed during stay of animal or lawsuits regarding animal are subject to fines and/or eviction of animal/tenant if results in undue mental, physical, or financial stress for the lessor.
* Residents are financially responsible for damages caused by or due to the pets on the premises.
* Residents must comply with the instructions of the County Dog Warden.
* An “outdoor only” pet is still a pet and falls under these same rules.
* These rules apply to visiting animals as well as animals that live on the premises.
* There is a $100.00 nonrefundable pet fee due prior to moving in, and a $25.00 monthly increase in rent for having any pets on the premises. The $100 pet fee must be paid at the time of the temperament test for dogs & cats and prior to keys being given for all animals.

Failure to comply with the above rules and regulations or any false information given on the pet application or addendum form is a valid reason for non-acceptance or immediate eviction. By signing the Pet Addendum, a resident acknowledges, accepts, and agrees to follow all of these rules.