

**ROWAN GROVE CONDOMINIUMS, unit \_\_\_\_\_**

**PERMISSION TO KEEP A SMALL PET**

**Date \_\_\_\_\_**

The Property Manager, ROWGRO LLC in consideration of a \$\_\_\_\_\_ additional pet damage deposit hereby received and acknowledged, does give permission to

to keep the following type and number of small pets in their unit:

\_\_\_\_\_  
\_\_\_\_\_

Return of this damage deposit & continued permission to keep the pet(s) is contingent upon: 1) all floor coverings having been maintained during occupancy in a condition free from damage by pet food, water, urine or excrement, pet claws, pet food &/or pet smells; 2) the carpets being shampooed and vacuumed so that there is no pet residue; 3) No other form of pet damage, such as scratched or stained woodwork, damaged drywall or screens & blinds; 4) The pet shall at all times be kept under physical restraint by the owner or in an appropriate cage or tank inside the unit (not on balcony or in yard); 6) The pet shall be properly fed & cared for in a safe, sanitary & appropriate manner; 5) No insects, mold, excess humidity or other damaging conditions shall be allowed in unit; 6) No complaints from other tenants or neighbors regarding animal noises, odor, misbehavior, bugs, escape or harassment; 7) Additional pets may be kept only with a new written agreement.

Violation of any of the above terms will result in immediate revocation of this permission to keep a pet, forfeiture of pet deposit & the requirement that Tenant immediately & permanently remove the pet from the premises. Any damage must be paid for immediately. Failure to remove the pet or pay for damage will result in immediate eviction for violation of the lease and forfeiture of the Tenant's damage deposit.

\_\_\_\_\_  
\_\_\_\_\_

Tenant

Landlord

**INSTRUCTIONS AND POLICIES**

1. Absolutely no dogs, cats or mammals larger than a guinea pig, other than guide dogs, Hearing dogs, or specialized assistant animals (provide certification if questionable).
2. Provide references from present landlord.
3. Be specific, i.e., don't write "1 cage of reptiles", list number and specific species (non-venomous only); say "1- 5 gallon tank of freshwater fish & 1 - 10 gallon tank of salt-water fish", or, "one pair of hamsters and resultant offspring only until age 6 weeks".
4. With carnivorous pets (frogs, some lizards, snakes) list specifically what sort of food will be kept (not raised) on the premises and how it will be controlled by tenant. Fruit flies, ants, mealy bugs and crickets all create problems if allowed to escape.

**PET DEPOSIT SCHEDULE**

\$10.00	small Goldfish bowl or similar;
\$20.00	5 or 10 gallon fish tank or terrarium with vegetarian occupants, or small cage with no more than 2 mice, rats, hamsters, etc., or no more than 2 parakeets, finches or other small birds which are quiet.
\$40.00	20 gallon tank (max size), or cage with guinea pigs & similar sized animals, or up to 15 gallon terrarium with carnivorous occupants (snakes no longer than 2'),
\$60.00	one ferret or similar,