

Pets

Oregon Bay Properties, LLC (ORBPM) is aware that many pets are not just pets but are members of the family. Most of our properties will consider pets on a case-by-case basis. The final decision to approve your pet(s) is always the property owner.

Pet Application

- 1) For any animal, a pet profile must be completed at <https://obpm.petscreening.com> to complete the application process.
- 2) A higher deposit and pet rent will be applicable on all pets. If no criteria is specified in the listing and pets are accepted, we will assess an additional refundable deposit of \$500 for one (1) pets or \$625 for two (2) pets will be due.
- 3) Pet Rent is \$25 for each animal per month.

Pet/Animal Policy

- 1) All animals must be house trained.
- 2) A photo of the animal must be submitted with the application.
- 3) A signed pet agreement or service animal agreement must be in place before the pet/animal is allowed on the property.
- 4) We do not restrict breeds unless the homeowner's policy strictly prohibits a specific breed.
- 5) We must also meet the animal to determine temperament before approval.
- 6) We do not allow the breeding of any animals in any of our properties.
- 7) Animal(s) shall not be allowed to disturb the quiet enjoyment of neighbors by excessive noise or threatening behavior such as snapping, growling, barking or lunging at other Tenants or their animals.
- 8) All animal waste must be removed from common areas immediately and from any portion of the property under the exclusive control of the tenant(s) daily.
- 9) No animal waste including cat litter box waste may be flushed down toilets.
- 10) The failure to properly clean up animal waste in any area outside of the dwelling, after service of a written warning notice, will result in ORBPM assessing a fee of \$50 for the second violation, and \$50 plus 5% of the rent amount for any subsequent violations for up to one year from the date of the initial warning notice.

- 11) Any animal being considered as an occupant shall be on a leash or otherwise under the owner(s) control when it is outside the rental unit.
- 12) No animal shall be left outside for extended periods of time or tethered to any part of the dwelling.
- 13) Tenant(s) shall not commit any act constituting animal cruelty.
- 14) Should the animal at any time display aggression ORBPM may require that the animal be removed promptly and not returned to the property. Failure to remove an aggressive animal may be grounds for termination of tenancy.
- 15) Tenant(s) must use all reasonable methods to prevent flea infestations of the unit or yard and will be fully responsible for the cost of extermination.
- 16) ORBPM must be notified immediately should animal(s) cause damage to the dwelling unit. Any damage caused by animal(s) shall be repaired at Tenant(s) expense.
- 17) Animals may not be replaced without written permission from ORBPM.
- 18) Should the animal at any time display aggression Oregon Bay Properties, LLC. may require that the animal be removed promptly and not returned to the property. Failure to remove an aggressive animal may be grounds for termination of tenancy.
- 19) Dogs and cats must be neutered or spayed, house-broken, and up to date with vaccinations and licensing as required by law. For dogs, vaccinations required are Distemper/Parvo/Rabies. For cats, vaccinations required are Distemper/Rabies.
- 20) Documentation must be provided with the pet application showing your pet has had updated vaccinations and has been spayed/neutered.
- 21) Dogs/Cats must be over one year old.
- 22) All dogs must be crated, or other arrangements must be made for any unaccompanied dog during all inspections, showings, maintenance repairs or when an ORBPM representative is present for any reason.
- 23) Failure to comply with the terms of this agreement shall give Oregon Bay Properties, LLC. the right to revoke permission to keep the animal(s).

Please note: Visiting or baby-sitting pets are never allowed under any circumstances. If an animal is discovered to be on the premises that either does not meet all of the above conditions and requirements, or is not a documented assistance animal already on a Oregon Bay Properties, LLC assistance animal agreement, then this will be considered a violation of the lease and grounds for a termination of tenancy.

Violations of Pet Policy are assessed at \$250.00 per incident.