

Animal Policies of the Company

Listed below of some of the policy criteria for animals:

1. **No Record or Certain Dog Breed.** Resident acknowledges that snakes, monkeys, or any animal with a previous bite history is not permitted on or in the premises. Resident warrants that the animal has no history of causing physical harm to persons or property, such as biting, scratching, chewing, etc. and further warrants that the animal has no vicious history or tendencies. **The following dog breeds are not permitted on the property: Akita, American Bandog, American Bulldog, Anatolian Shepherd, Bandog, Basenji, Boer Boel, Boxer, Bull Terrier, Cane Corso, Caucasian Ovcharka, Chow, Doberman, Dogo Argentino, Fila Brasileiro, German Shepherd, Great Dane, Gull Dong, Husky-Alaskan Malamute, Kerry Blue Terrier, Pit Bull, Presa Carnario, Rhodesian Ridgeback, Rottweiler, Russian Shepherds – any, St. Bernard. Tosa Inu, Wolf, Wolf Hybrid, or a mix of any of the above breeds with any other breed whether listed or not.**
2. **House Trained.** No animal that is less than one year of age and not completely housebroken will be allowed inside, especially puppies or kittens without approval from Management.
3. **Animal Rent.** In addition to the monthly Rent due under the Lease, Resident agrees to pay to Management monthly Animal rent (which shall be “Addition Rent” under the Lease) of \$35 per month per animal (maximum two), payable in advance, on or before the first day of each calendar month during the Term of the Lease.
4. **Animal Fee.** Resident shall pay to Management a NON-REFUNDABLE animal fee of \$125 (the “Animal Fee”). The Animal Fee is not a part of the Security Deposit under the Lease and is not an advanced payment of Rent. The Animal Fee is paid by Resident in consideration of Management’s agreement to permit Resident to keep the Animal in the Premises and shall not be returned to Resident.
5. **Breeding.** Resident agrees that the animal(s) is spayed or neutered. Resident agrees not to breed or allow the animal(s) to reproduce, but if this should unintentionally occur, the animal’s offspring shall be placed in homes other than the Premises within eight (8) weeks of birth.
6. **Identification Tag.** Animals are required to be registered or licensed with the local municipality and have all vaccinations as may be required by law and that the animal(s) is current on said vaccinations and in good health. Copies of such records shall be provided to Management. In addition to any tags or licenses required by applicable laws, Resident agrees to provide the animal with an identification tag that the animal will wear at all times while kept in the Premises. **The City of Topeka requires licensing of any dogs or cats that are six months of age or older.** It can be done in person at the Topeka Police Department, 320 S. Kansas Ave. or by mail. Specific instructions can be found here at their website: <https://www.topeka.org/tpd/animal-control/pet-licensing/>.