



## ANIMAL POLICY

Union Properties of Gainesville, Inc. requires that every Tenant wishing to bring an animal into their home, must first complete an Animal Application, pay the required Animal Fee and sign an Animal Addendum.

### ANIMAL POLICY

1. All animals must be approved in writing by the Landlord.
2. All Tenants must sign an Animal Addendum BEFORE the animal is brought onto the Property.
3. The appropriate Animal Fee must be paid before the animal is permitted onto the Property.
4. Permission to keep the animal on the Property is based upon the Tenant's adherence to all conditions stated in the Animal Addendum and any applicable property specific rules.
5. The following dog breeds will not be allowed:
  - Akita
  - Boxer
  - Staffordshire Terrier (Pit Bull)
  - Presa Canario
  - Chow Chow
  - Wolf Dog Hybrid
  - Doberman Pinscher
  - German Shepherd
  - Rottweiler
  - Mastiff
6. No animals under the age of 1 year will be allowed.

### MULTIFAMILY

**Woodbury Row,  
Hayes House:**

No Animals Allowed

**Campus View Place,  
Lyons Corner,  
LynCourt Square:**

Limit one animal per apartment.  
Cats allowed with \$250 fee.

**Chelsea Lane Apartments,  
Whispering Pines,  
Windsor Terrace,  
Windsor Court,  
Pensacola:**

Limit one animal per apartment.  
Animals under 50 lbs allowed.  
Dogs allowed with \$250 fee. No aggressive breeds.  
Cats allowed with \$150 fee.

**No birds, iguanas, snakes, rabbits, ferrets or other caged animals will be allowed.**

**Fish tanks less than 20 gallons will be allowed provided Tenant has renters insurance.**

### SINGLE FAMILY HOMES

Animal policies for single family homes and condos vary from one property to another. See Property Manager for the policy on a specific property.

## **ANIMAL RULES**

Tenant agrees to:

- Keep the animal from causing any annoyance or discomfort to others and to immediately remedy any complaints concerning the animal.
- Comply with all applicable statutes, state, city and county ordinances, restrictions, owners' association rules and other enforceable regulations regarding any animal.
- Ensure animal shall not create any conflict or disturbance with others and will not threaten any physical harm to anyone.
- Keep all animals immunized and licensed in accordance with all city, state and county ordinances.
- Confine or otherwise properly restrain any animal that is a dog or cat, when outside, by fences or on leashes under Tenant's control and to confine any animal other than a dog or cat in appropriate cages at all times.
- Keep the animal under control at all times.
- Promptly remove any animal waste from the Property, including all living areas, garages, storage areas, yards, porches, patios, courtyards and decks.
- Keep the animal from damaging any property belonging to the Landlord or others.
- Immediately pay for any injury, damage, loss, or expense caused by the animal and Tenant shall make restitution immediately. It is further understood that such restitution shall be made over and above any rent or deposit paid in accordance with the Animal Addendum.
- Hold the Landlord harmless from all liability arising from the Tenant's ownership or keeping of the animal, including but not limited to any liability resulting from the Landlord turning said animal over to local animal policing authorities should the animal be found unsupervised.
- Control flea infestation and will exterminate if necessary, and upon demand, in any and all areas affected with full cost to be paid by tenant.