



**Remember all animals must be PRE-APPROVED!**

**Should your animal be approved to live at the Village, the following items are required on the day your animal moves in.**

**Only dogs, cats, and fish (no larger than 5 gallon tank) are subject to be approved. Any other animal will not be approved to live at The Village.**

- Animal Fee -\$400/dog and \$350/cat (\$100 refundable at move-out with no damage). Come prepared with 2 blank checks. One check will be written for the \$100 refundable part of the fee, the other for the non-refundable and the 1<sup>st</sup> month's "pet rent."
- Animal Monthly Rent- \$30-Will be assessed in addition to apartment rent. This does NOT go toward any damages caused by your animal.
- Copy of Renters Insurance with animal liability coverage
- Copy of Vaccination Records       Rabies       Combo
- Copy of spay/neuter record from veterinarian
- Cats- Copy of front declaw record from veterinarian
- Dogs Only: Copy of City Licensing (Register at Rexburg Police Department \$5 or \$10 depending on whether dog is neutered/spayed at time of registration)
- A photo for animal identification
- DNA Sample taken: The Village Rexburg participates in the PooPrints Program for dogs only. Full description of the PooPrints Program is available upon request. Your email address will be released to the DNA World Registry.

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**Initials**

## Animal Agreement and Application

The Village Rexburg reserves the right to deny your animal application. In the event we accept your application, this Animal Agreement and Application will become an Animal Addendum to your Lease Agreement with the Village Rexburg and will renew and expire under the same conditions as the Lease Agreement. By filling out the application below, you are agreeing to the following fees, restrictions and rules:

### Agreement and Conditions

1. Permission to keep an animal is granted by the Landlord's sole discretion and is subject to the adherence of the Tenant(s) to all aspects of this animal policy. This permission may be revoked at any time if Tenant(s) violate the terms of the animal policy. As an animal owner the Tenant(s) agrees to comply with the following rules and regulations regarding their animal.
  - a. Renter's Insurance with animal liability coverage will be required and proof must be presented to Landlord.
  - b. All dogs must be licensed with the City of Rexburg per city ordinance. Proof of licensing must be presented to Landlord.
  - c. Each animal is taken on a case by case basis.
2. Dogs and cats must receive proper veterinary care as required by state and local laws.
3. Dogs and cats must be up to date on all core vaccinations.
4. All dogs require a \$300 non-refundable fee and a \$100 security deposit for a total of \$400.
5. All cats require a \$250 non-refundable fee and a \$100 security deposit for a total of \$350.
6. The non-refundable fee does NOT go toward any damage caused by the animal.
7. **Only ONE animal per apartment is allowed.**
8. Dogs and cats must be no younger than 6 months old as of the day they arrive on The Village property and completely house trained/ litter box trained.
9. Cats must be declawed in the front upon arrival at The Village Property.
10. Cat litter must not be disposed of in the toilet.
11. The Village Rexburg reserves the right to NOT grant approval for any animal brought onto the property without prior approval.
12. All animals must be confined to the Tenant(s) apartment or town home when not with the tenant. Dogs must have a kennel/crate. Cats must have either a cage or room to be confined in. The confinement is for the safety of our employees who may enter the domicile for maintenance repairs or inspections.
13. The Village Rexburg is not held responsible for animals, unconfined, escaping the tenants domicile when maintenance or management enters the residence.
14. Animals may not be allowed to roam free on the grounds at any time. An animal may not be tied or left unattended in any common area or patios or balconies. When outdoors, dogs and cats must be on a leash or in a carrier at all times unless they are playing in the approved dog park.
15. All animals shall wear a collar with a tag identifying the animal and its owner, with name, address (which includes unit number), and telephone number. This tag shall be required in addition to license, rabies vaccination, city license and any other tag required by law.

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**Initials**

16. All Tenants who walk their animals are responsible for **immediately** cleaning up after their animal and disposing securely bagged pet feces inside a dumpster. Dogs will be allowed to relieve themselves only in designated areas. The Village Rexburg employees who see you walking your dog may ask to see your 'doggie/pet bag'. No waste/urine is to be done in any grass area. Animals using areas other than the designated waste areas is a lease violation and is ground for eviction
17. Animals are subject to eviction in the event they become a nuisance or create any unreasonable disturbance. **Conditions which cause an unreasonable disturbance are in Landlord's discretion.** This includes but not limited to: personal injury, property damage, continuous noise/barking, offensive odors and aggressive or vicious behavior.
18. Landlord will be provided with the name and phone number of a contact person who can be called upon to care for the animal/pet in an emergency.
19. Animals are never allowed on the Playground or surrounding grass south of the Clubhouse. Animals are allowed inside the Clubhouse Lobby or Leasing Office but they must be kept off any furniture.
20. Tenant(s) are not allowed to "pet sit" for other tenants/friends/community citizens in their own domicile at The Village if it is not approved to have an animal. See Section 6 under "Fines" of this Animal Agreement and Section 12 of Lease Agreement.
21. Any animal visiting at The Village MUST have prior approval and meet the minimum requirements! See Section 6 under "Fines" of this Animal Agreement and Section 12 of Lease Agreement.

#### **Violations:**

Any violation of these rules is a breach of the Lease Agreement and Animal Addendum. Upon receiving written notice from Landlord that an animal is deemed undesirable, for any reason, you have 24 hours to permanently remove the animal from The Village Rexburg property. Should you fail to remove the animal, Landlord may seek specific enforcement of the Animal Addendum through the court and will be entitled to recover from you its reasonable court costs and attorney's fees for doing so. Landlord may also determine that your breach of the Lease Agreement and Animal Addendum is a basis for immediate termination of the lease term upon which you will be required to immediately vacate the premises and will also give The Village Rexburg the right to collect any damages provided by the Lease Agreement and this Animal Addendum.

#### **Fines:**

All tenants who have an animal are subject to animal fines. All fines must be paid within 24 hours.

1. Off leash- \$25
2. Failure to clean up pet waste- \$50
3. Allowing animal to relieve themselves in non-designated areas- \$50
4. Replacing any sod/turf/landscaping materials that may have been compromised by your animal's waste- Cost to be determined upon each individual basis
5. Animal feces left on Village property- \$149 per PooPrints
6. Any animal brought onto The Village Rexburg property whether visiting or living with the tenant(s) without prior approval. (See Section 12 of Lease Agreement)- \$1,000 and/or eviction.

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**Initials**

**Right of Inspection:**

1. ***You hereby agree to permit Landlord to inspect your apartment for animal related damage anytime with a 16 hour advance notice***, which may be provided in person, by telephone or in writing at Landlord's option.

**Responsibility of Tenant(s)**

1. **IN THE EVENT THE UNDERSIGNED HAS ANIMALS WHO MAY USE THE AMENITIES THE UNDERSIGNED ASSUMES FULL RESPONSIBILITY** for the supervision of those animals and further assumes full responsibility and risk of bodily injury, death, property damage, economic losses, and any other losses whatsoever which may occur to the animals while the animals are using the amenities or as a result of their use of the amenities. It is important for all dog owners who use the off-leash dog park to know that they assume full responsibility for their dog's behavior and they use the dog park at their own risk. You are responsible for damage and/or injury inflicted by your dog(s).
2. ***You are responsible for any damage your animal causes. Damage includes, but is not limited to the following: any waste elimination inside/outside a unit or building, destructive chewing, destructive digging, water damage and/or source of infestation. You will be held financially liable for the cost of ridding your apartment, the buildings or grounds of any fleas or other infestation in the event we determine, in our sole discretion, that your animal is the cause of the problem.***

Your animal agreement is accepted only if it is signed by Landlord below. Once this Animal Agreement and Application is signed by Landlord, it becomes an Animal Addendum to your Lease Agreement with The Village Rexburg and will renew and expire under the same conditions as the Lease Agreement.

\_\_\_\_\_  
Date

By: \_\_\_\_\_  
*Management Signature*

Title: \_\_\_\_\_

*\* The Village Rexburg reserves the right to change animal related rules at any time.\**

\_\_\_\_\_  
**Initials**

## Animal Application:

Please complete the following as honest and accurately as possible. Any special condition of the animal does not mean automatic disapproval. These questions are vital to know for the safety of the tenant(s) and animal

Animal Name: \_\_\_\_\_

Male/Female \_\_\_\_\_

Type/Breed: \_\_\_\_\_

Weight: \_\_\_\_\_

Age: \_\_\_\_\_

Is your animal spayed or neutered? \_\_\_\_\_

Is your animal housetrained or litterbox trained? \_\_\_\_\_

Does your animal come by name when called? \_\_\_\_\_

Is your animal up to date on all applicable shots? \_\_\_\_\_

Any medical conditions? \_\_\_\_\_

Any past aggression? \_\_\_\_\_

Vet Name and Phone Number

\_\_\_\_\_  
Name

\_\_\_\_\_  
Phone Number

Emergency Name and Phone Number  
**(Must be someone not living in same apt.)**

\_\_\_\_\_  
Name

By signing this application, you represent and acknowledge that you have answered all questions truthfully, that you have read and agree to the above fees, restrictions, and rules and that you agree any violation of the same is a breach of the Lease Agreement and Animal Addendum. I acknowledge I have received a copy of this Animal Agreement and Application.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Lessee

\_\_\_\_\_  
Printed Name