

CHAF Properties LLC

CHAF ANIMAL POLICY ** CATS AND DOGS ONLY

1. No dogs or cats weighing in excess of 25 pounds.
2. CHAF may refuse permission to keep certain pure or mixed-breed dog(s) at the rental property. Such dog breeds include but are not limited to the following: all hounds including beagles (except dachshunds), "Terrier Group" dogs (including Pit Bulls), Boxers, Bullmastiffs, Doberman pinschers, Mastiffs, Rottweilers, Wolves or Wolf-Hybrids.
3. Dogs must be provided with a sanitary crate of adequate size to allow freedom of movement. Dogs must be crated at all times when owners are absent from the unit. Resident will diligently maintain cleanliness of crates as well as dog(s) sleeping and feeding areas. Tenant(s) are responsible for the cleanup and disposal of their pet(s) feces, and must do so immediately upon the occurrence thereof.
4. All cats must be trained to the litter box. All animal waste or litter from cat litter boxes shall be picked up immediately by the resident and disposed of in sealed plastic trash bags and placed in trash bins. Cat litter shall not be disposed of by flushing down toilets. Charges for unclogging toilets or cleanup of common areas required and attributable to pet nuisance shall be billed to and paid by the resident. Resident will diligently maintain cleanliness of litter boxes as well as cat(s) sleeping and feeding areas
5. Only dogs and cats with veterinary certificates indicating that they have been spayed or neutered, and are current on all county required vaccinations and licenses are accepted. Proof of license and vaccination must be provided prior to approval and every year at recertification.
6. No dog or cat with a history of disruptive or aggressive behavior. Any report of aggressive behavior will be grounds for removal of the animal.
7. All dogs and cats must wear a collar with up-to-date identification of the pet's name and the owner's contact information at all times. An emergency contact for the pet must be on file at the leasing office.
8. No pet waste or used litter may be discarded in trash facilities unless securely double bagged.
9. All dogs and cats must be presented to the office for evaluation to meet criteria and photographed.

OTHER ANIMALS

1. CHAF refuses permission to keep certain mammals and all reptiles. Such animals include but are not limited to the following: no ferrets, squirrels, skunks, rabbits, chickens, roosters, foxes, pigs, birds, insects and spiders, as well as lizards, snakes or other reptiles. No mammal or reptile born in the wild.
2. One (1) small caged hamster, gerbil or guinea pig, with Management approval, may be allowed without a pet fee or pet rent.
3. No pet of any kind with a history of disruptive or aggressive behavior.
4. No animal or fish allowed without written permission from CHAF and a fully executed pet addendum.

Fees, breed and weight restrictions shall not apply to animals that are used to assist persons with disabilities provided that the resident or prospective resident verifies that they are persons with disabilities by completing a written reasonable accommodation request, and the animal actually assists the person with a disability.

If there is reasonable cause to believe an emergency situation exists with respect to a pet, and if efforts to contact the Resident and emergency caretakers are unsuccessful, the CHAF Leasing Office or its agents may contact the local animal control authority and assist its staff in entering the Resident's housing unit. Examples of an emergency situation include suspected abuse, abandonment, fire or other disaster, or any prolonged disturbance. If it becomes necessary for the pet(s) to be boarded, any and all costs incurred will be the sole responsibility of the Resident