

PET POLICY

In compliance with Section 526 of The Quality Housing and Work Responsibility Act of 1998, PHA residents shall be permitted to own and keep common household pets. Animals that are an auxiliary for persons with a disability are only excluded from Section 9.d. of this policy, all other policies remain in effect. The ownership of common household pets is subject to the following rules and limitations:

1. Common household pets shall be defined as "domesticated animals such as a dog, cat, bird, rodent, fish or turtle. Common household pets are defined as follows:

Bird Includes Canary, Parakeet, Finch and other species that are normally kept caged; birds of prey are not permitted.

Fish In tanks or aquariums, not to exceed 20 gallons in capacity; poisonous or dangerous fish are not permitted.

Dogs Not to exceed 25 lbs. weight, or 15 inches in height at full growth. Dogs must be spayed or neutered. Veterinarian's recommended/suggested types of dogs are as follows:

- | | | | | | | | |
|----|----------------------|----|-----------|----|----------------|----|-----------|
| a. | Chihuahua | b. | Pekingese | c. | Poodle | d. | Schnauzer |
| e. | Small-breed Terriers | f. | Dachshund | g. | Cocker Spaniel | | |

No Pit Bulls, Chows, Rottweilers or other breeds generally considered as dangerous will be permitted.

Cats Cats must be spayed or neutered and be declawed or have scratching post, and should not exceed 15 pounds.

Rodents Rodents other than hamsters, gerbils, white rats or mice are not considered common household pets. These animals must be kept in appropriate cages.

Reptiles Reptiles other than turtles or small lizards such as chameleons are not considered common household pets.

Exotic pets At no time will the PHA approve of exotic pets, such as snakes, monkeys, rabbits, ferrets, game pets, etc.

2. No more than one dog or cat shall be permitted in a household. In the case of birds, a maximum of two birds may be permitted. There shall be no limit as to the number of fish, but no more than one aquarium with a maximum capacity of 20 gallons shall be permitted. A resident with a dog or cat may also have other categories of "common household pets" as defined above.
3. Pets other than a dog or cat shall be confined to an appropriate cage or container. Such a pet may be removed from its cage while inside the owner's apartment for the purpose of handling, but shall not generally be left unrestrained.

4. Only one dog or cat is allowed per household. NO PIT BULLS, CHOWS, ROTTWEILERS OR OTHER BREEDS GENERALLY CONSIDERED DANGEROUS WILL BE PERMITTED. All dogs and cats will need to be on a leash, tied up, or otherwise restrained at all times when they are outside. Neither dogs nor cats shall be permitted to run loose outdoors.
5. Pet owners shall maintain their pet in such a manner as to prevent any damage to their unit, yard or common areas of the community in which they live. The animal shall be maintained so as not to be a nuisance or a threat to the health or safety of neighbors, PHA employees, or the public, by reason of noise, unpleasant odors or other objectionable situations.
6. Each pet owner shall be fully responsible for the care of the pet, including proper disposal of pet wastes in a safe and sanitary manner. Specific instructions for pet waste shall be available in the management office. Improper disposal of pet waste is a lease violation and may be grounds for termination.
7. All pets shall be inoculated and licensed in accordance with applicable state and local laws. All cats or dogs shall be neutered or spayed, unless a veterinarian certifies that the spaying or neutering would be inappropriate or unnecessary (because of health, age, etc.)
8. Visiting pets are not allowed.
9. All pets shall be registered with and approved of in writing by the Management Office immediately prior to their introduction to the community. Registration shall consist of providing:
 - a. Basic information about the pet (photo, type, age, description, name, etc.)
 - b. Proof of inoculation and licensing.
 - c. Proof of neutering or spaying. All female dogs over the age of six (6) months and female cats over the age of five (5) months must be spayed. All male dogs over the age of eight (8) months and all male cats over the age of ten (10) months must be neutered. If health problems prevent such spaying or neutering, the pet will not be allowed into the community.
 - d. Payment of an additional non-refundable administration fee of \$ 20.00 per month is required. There shall be no additional security deposit. The administrative fee shall not preclude charges to a resident for repair of damages done by a pet or auxiliary animal. The non-refundable administration fee will be increased to \$40.00 per month with the issuance of a second warning of any violations of this pet policy.
 - e. The resident is responsible for all damages caused by the pet or auxiliary animal and will reimburse the Authority for all costs it incurs in repairing such damages.

Breed of Pet	Pets Name	Inoculations (type and date)
License Date	Spay or Neuter Date	

- e. If a resident cannot care for their pet due to an illness, absence, or death, and no other person can be found to care for the pet, after 24-hours have elapsed, the tenant hereby gives permission for the pet to be released to the Humane Society/Animal Control, in accordance with their procedures. In no case shall Festus Housing Authority incur any costs or liability for the care of a pet placed in the care of another individual or agency under this procedure.

Provide the name, address and phone number of one or more persons who will care for the pet if you are unable to do so. This information to be updated annually.

Name	Address	Phone (day)	Phone (night)

10. Any litigation resulting from actions by pets shall be the sole responsibility of the pet owner. The pet owner agrees to indemnify and hold harmless the Festus Housing Authority from all claims, causes of action, damages or expenses, including attorney's fees, resulting from the action or the activities of his or her pet.
11. If resident calls for a work order or a scheduled inspection or maintenance is planned the pet, if a dog or cat, must be restrained in some way to prevent direct contact with Festus Housing Authority employees or other agents or personnel.
12. Although not required, it is recommended that residents obtain renter's insurance to cover any liability expenses that might occur because of their pet. The PHA assumes no liability for any resident's pet.
13. The Executive Director may, in certain circumstances, waive any requirement of this policy.

NOTE: This policy is an agreement between the head of the household and the Housing Authority of the City of Festus, Missouri and needs to be signed only if a pet is in the household.

As head of household, I have read the pet policy as written above and understand these provisions. I agree to abide by these provisions fully and understand that permission will be revoked if I fail to do so. Failure to comply with any part of the above and/or to take corrective action after sufficient notice of the violation shall be cause for termination of the lease. I have received a copy of this policy.

Name (please print)

Unit Address

Head of Household

Date

Festus Housing Authority Approving Agent

Date