

JPM Real Estate Services/Sunrise Pointe Pet Policy

One pet per unit, with a weight limit not to exceed 40 pounds and must be six months of age or older. Pet is subject to a \$350.00 pet deposit. Deposits are per animal or aquatic habitat. Deposits apply to all pets whether freely mobile or caged/housed.

Pets shall not be kept, bred, or used for any commercial purpose.

All cats, dogs, must be spayed or neutered by six months of age unless the procedure is deemed medically unsafe by a veterinarian and have all proper licenses, and vaccines in accordance with local regulations

Pets must be confined to the pet owner's unit and must not be allowed to roam free or be tethered. Pets must not be left unattended on patios or balconies. Pets in transit are to be carried, restrained by a leash, or placed in an animal carrier.

Persons who walk pets are responsible for immediately cleaning up after their animals and discarding securely bagged pet droppings in the appropriate receptacle. Cat litter or caged animal bedding may not be disposed of in toilets.

Pet owners are responsible for any damage caused by their pets or animal habitat. Any damage caused by cleaning chemicals or other such materials used in an attempt to remedy said damage is also the full responsibility of the pet owner.

Pet Owners are responsible for controlling their pet's behavior including but not limited to excessive noise, threatening conduct, and/or injury. No animal with a history of threatening, aggressive, injurious, and/or violent behavior will be allowed.

In making a decision on whether to approve a tenant's request to keep a pet, management will take into account the animal's temperament, however certain types of animals or specific breeds may not be allowed under any circumstances. Animals considered too dangerous to occupy JPM multifamily units include but are not limited to: any animal considered to be exotic or dangerous, any animal prohibited by law, any venomous animal, non-venomous reptiles exceeding 4 feet in length, aquariums exceeding 20 gallons.

Dog breeds considered to be dangerous as adopted by the Center for Disease Control reports, include but not limited to Pit Bulls, Rottweilers, German Shepherds, Mastiffs, Boxers, Great Danes, Dobermans and Akitas, are strictly prohibited.

Pet owners shall indemnify the management and hold it harmless against loss or liability of any kind arising from their pet(s).