

PREFERRED PET PROGRAM

This plan allows residents to have certain approved pets in their homes. Not all pets will qualify, such as those on the "aggressive animal" list or those that do not meet the owner's approval. It is designed to allow tenants with approved pets to rent our properties and to resolve our clients' concerns about maintaining pets.

Pets can be approved for this program if the following requirements are met and meet the approval of Walters Home Management (WHM) and the property owner.

1. Resident(s) to allow WHM to complete up to two periodic property surveys per year. Proper notice will be provided to resident(s).
2. Required security deposit to be increased by \$500.00. Increased deposit cannot bring total required deposit to more than 2 times the monthly rent as provided by California statute.
3. Resident(s) must provide evidence of a current renters insurance policy with minimum liability coverage of \$100,000 (\$500,000 minimum for dogs). Evidence of insurance to be provided prior to occupancy and policy must cover damages and injury caused by pet in addition to standard coverages. (Approximate cost for this type of policy would average \$25/month).

Annual fee is \$85. Fees to be paid at beginning of contract and at the time of renewal or any extension thereof.

Insurance policy is due prior to occupancy and must be renewed yearly and renewal notice to be sent to Walters Home Management.

I agree to the terms of the Preferred Pet Program to allow the pets disclosed on my application on the property:

Resident Signature

Date

Resident Signature

Date

Animal(s) to be maintained at residence:

Type

Breed

Weight

Name

Type

Breed

Weight

Name