

ADDENDUM  
Pet Policy

Statement of Values

The staff of the WSU Housing Services works to provide you with a comfortable, safe and convenient apartment while attending the University. We want you to have as much freedom as possible in your personal life, while assuring a satisfactory and comfortable life for the entire community. Since this is a long-term housing community providing homes for many students for years to come, the University must see that its interests concerning the property and reputation of its units are respected. The operation and management of the community depends on the cooperation of its residents. Keeping with this philosophy, we have decided to adopt a limited pet policy that will allow Tenants committed to responsible pet ownership to have a pet. In reaching this decision, WSU Housing has taken into account the important contributions that pets can make to the lives of people who value and appreciate animals. WSU Housing has also considered the fact that there are people who wish to avoid contact with pets and other animals. The pet policy is designed to protect both pet owners and non-pet owners, and to ensure that the animals themselves receive responsible care. The policy applies to all pets kept in WSU Housing and will be strictly enforced. All Tenants may receive a copy of the policy. By signing this pet policy, the Tenant agrees to abide by the terms of this agreement. Failure to adhere to the terms of this agreement will constitute a default under Tenant's Rental Agreement and will give WSU Housing the right to initiate a proceeding to terminate the tenancy of the Tenant. In the event of termination, Tenant will be responsible for all associated fees.

PET POLICY:

1. Permission to keep a pet is granted at management's sole discretion and is subject to Tenant's strict adherence to all aspects of this Pet Policy. Any Tenant who wishes to keep a pet will first obtain management's approval. Tenant will fill-out a Pet Reference/Resume and provide a photo of each pet. Tenant must sign a Pet Agreement for approved pet.
2. Only common, domesticated, household pets will be allowed. These include dogs, cats, fish, birds, and small caged animals, kept as companion animals. Requests to keep a pet of any other species will be approved at management's discretion. No individual Tenant will be allowed more than one animal, and no apartment unit more than two animals total. Any breed or species of pets that are prohibited by WSU Housing or which increase the cost of WSU Housing's insurance coverage will not be allowed.
3. In making a decision on whether to approve a Tenant's request to keep a dog, management will take into account the dog's temperament and the arrangements the Tenant has made for care, training, and exercising the dog. In making a decision on whether to approve a tenant's request to keep or obtain a puppy, management will further take into account the arrangements the tenant has made for care and training of the puppy.

4. Pets are to be kept inside the Tenant's Apartment. Dogs going in and out of the Apartment must be on a leash (no longer than 8 feet) and under the Tenant's control at all times. Pets are not allowed in complex shared access spaces such as laundry rooms, storage areas, community centers, or playgrounds. Pets cannot be kept or left unattended on decks, porches, entryways, or elsewhere on WSU property outside of the Tenant's home. Food and water dishes must be kept inside the apartment. They are only allowed outside the apartment/residence hall while there is human supervision – they may not be left outside unattended. Food should be stored in airtight containers to ensure rodents/pests do not enter the facilities in search of animal food. It is recommended that water dishes and food dishes should be regularly cleaned.
5. Tenants are responsible for keeping all areas where pets are housed clean, safe, and free of parasites, including fleas. Dog owners must IMMEDIATELY pick up and dispose of, in a sanitary manner, all dog waste deposited in the parking lot, sidewalks, or grounds. Cat owners must place soiled cat litter in tied plastic bags and dispose of the bags in appropriate garbage receptacles. In order to minimize the impact on our exterior spaces, areas where animals relieve themselves outside must be varied due to the high ammonia content in urine and feces.
6. All pets must receive proper veterinary care, including all appropriate inoculations, must be well-groomed, and must be given a healthy diet and exercised according to their needs. All pets must also be maintained in accordance with applicable state and local laws. Dogs and cats must wear identification tags at all times.
7. No pet is to be left alone in a Tenant's Apartment for a period longer than that which is appropriate in light of the individual needs of the individual pet. While this period may vary depending on the pet in question, WSU Housing and the Tenant understand that, in general, puppies should not be left alone longer than 4 hours, adult dogs should not be left alone for more than 9 hours, and other pets for not more than 24 hours on a regular basis. When management has reasonable cause to believe a pet is alone in an Apartment and either that pet is creating a disturbance or any other emergency situation appears to exist with respect to that pet, management will attempt to contact the Tenant to remedy the situation. If management is unable to contact the Tenant within a reasonable period, management may enter Tenant's Apartment and make any necessary arrangements for the pet's care, including removing the pet and placing it in a temporary home, such as a boarding kennel. Any costs incurred will be deducted from Tenant's pet deposit.
8. Tenant is responsible for ensuring that their pet does not disturb or annoy other tenants or neighbors. Tenants whose pet is determined by management to be disturbing others must remedy the situation immediately. A Tenant who fails to remedy the situation after two warnings will receive a 10-day notice to remove the pet from the premises. If the Tenant fails to remove the pet, the Tenant will be considered in breach of the

Tenant's Rental Agreement and WSU Housing will terminate the tenancy of the Tenant. In the event of termination, Tenant will be responsible for all associated fees.

9. Tenants are responsible for, and must pay for, all damages or injuries caused by their pets. In addition, each Tenant who wishes to keep a pet must pay a \$150 refundable pet deposit and a \$200 non-refundable pet fee upon signing the pet agreement. Proof of personal renter's insurance is required to be submitted by the tenant.
10. The pet deposit is fully refundable if management feels that there are no damages or other expenses caused by the pet upon Tenant's vacating the Apartment or permanently relocating the pet.