

### Sunchase, Greenville Pet Policy

We are a pet friendly community and strive to create a community that welcomes everyone and ensures a pet-responsible environment. We use a pet application service that is simple and secure while storing your pet's information in one place. Click on the link to begin the process. [WWW.petscreening.com](http://WWW.petscreening.com) Pricing for this service is a onetime \$20 for an individual Pet Profile and \$15 for each additional Pet. This is in addition to the monthly pet rent and pet fee. There is no charge (\$0) for an Assistance Animal Accommodation Request. See below for more information on applying for a Reasonable Accommodation.

Management reserves the right to approve or deny approval to any resident's request to house a pet. Due to individual living preferences, it is important that you discuss your plans to obtain a pet with your roommates in advance. All residents in the apartment must sign a General Information Form, and you must obtain the Landlord's approval by signing a pet addendum and paying the required fees prior to obtaining a pet.

A maximum of two (2) pets are allowed per apartment on a first come first serve basis. We require a pet addendum for dogs, cats and rabbits.

**The following breeds are not allowed at an MSC community:**

- Pit-bull/Pit Bull Terriers, Staffordshire Terriers
- Rottweilers
- Doberman Pinschers
- Chow Chows
- Wolf – hybrids
- Alaskan Malamute
- Presna Canarios, Canary Dog (different name same breed)
- Cane Corsos

**If any animal shows aggressive tendencies on our property, regardless of the breed, the owner will be notified to remove the animal.**

We do not require a pet addendum for fish, birds or hamsters, gerbils or guinea pigs; however, management and roommate approval is required. All of these types of animals must be housed in a pet specific container (i.e. cage). Furthermore, residents understand that they are responsible for any damage caused by any animal whether approved by management or not.

Resident is allowed to keep fish in the premises. However, fish tanks must be 20 gallons or smaller and must be kept clean and in good condition at all times. Sunchase Management reserves the right to deny or rescind permission for fish at any time if these conditions are not met.

In the event the Resident violates any of the policies and procedures, Resident must remove the pet within 21 days of the written notice from Landlord and possession of the apartment will be terminated in 30 days.

**Visiting pets are not allowed and the resident will be charged \$200 regardless of the length of time the pet was in the apartment.**

In signing a Pet Addendum (required for dogs, cats and rabbits), resident must agree to the following:

- Resident agrees to pay Landlord a one-time fee of \$300.00 at the signing of this lease addendum. Resident agrees to pay Landlord an additional fee of \$25.00 PER MONTH with rent for the privilege of keeping domestic pets on the premises. This fee does not cover the cost to repair any damages caused by the pet. The fee will not be refunded to the resident at any time.
- No more than 2 pets are allowed in any apartment.
- No aggressive-breed dogs are allowed at Sunchase (see list above). Management reserves the right to turn away animals based on behavior.
- Resident agrees to provide vet records for the pet.
- Resident agrees to take full and complete responsibility for the behavior and actions of the pet.
- Resident agrees to promptly comply with the policies and procedures herein set forth and such amendments thereto as Landlord may deem necessary or appropriate.
- Resident (Owner) shall comply with all state and local regulations as to licensing, inoculation, etc.
- Dogs shall not be permitted outside the premises except when attended by the Resident on a leash. Failure to follow the leash policy will result in a \$50.00 fine. A repeat offence may result in management requesting that the pet be removed from the property within 72 hours.
- Noise or barking shall not be permitted and such noise or barking shall constitute a justifiable complaint as stated in the original above Lease Agreement.
- Cleanup of dog feces is the Resident's (Owner's) responsibility. Failure to clean up after one's pet may result in a charge of \$50.00 per incident and billed to the Resident's (Owner's) account.
- Pets are required to wear identification tags at all times, on which the owner's name and phone number/address should be listed.
- Illegal pets (not registered through the office) will result in a \$200.00 fine to the resident and the resident must then pay the fees as stated, sign the Pet Addendum or remove the pet from the premises.
- A photograph of the pet must be submitted to management.
- The following pets are not allowed: large reptiles or snakes of any kind, ferrets, venomous animals, and aggressive breed dogs. (see breeds mentioned above)
- Pets are not permitted in the fitness center, business center, entertainment room, or pool area.

### **Dog Park Rules and Regulations**

Sunchase is a pet-friendly community and is very excited to have a Dog Park for you and your pets' enjoyment. This area is open to all residents and their pets, 7 days a week 24-hours a day.

To keep pets and their human's safe, please follow the guidelines listed below.

USE AT YOUR OWN RISK - Owners/Handlers are legally responsible for the actions and behavior of their dog at all times. Sunchase will not be liable for any injury or damage caused by any dog in this area.

- This facility is not for public use and may only be used by residents and their dogs that are documented in the lease.
- The off-leash dog area is for dogs, their handlers and those accompanying them. No other use is allowed.
- All dogs must be legally licensed and vaccinated
- Female dogs in heat, sick dogs and dog showing aggressive behavior are prohibited.
- Dogs must be on leash when entering and exiting the off-leash dog area.

- Dogs must be under the control of their handler and in view of their handler at all times.
- Handlers must "scoop the poop" and fill any holes dug by dogs under their control.
- No food, alcohol, smoking or glass containers are permitted in the dog park.
- Pet treats are not allowed.
- Dogs must be removed from the off-leash dog area at the first sign of aggression.
- Dogs who bark excessively will be removed from the park.
- If a dog is aggressive towards another dog, all dog park privileges will be revoked and the dog will not be allowed to return.