



### **UNIVERSITY SUITES PET AGREEMENT AND POLICY**

1. A non-refundable \$200 Pet Fee is required for every pet.
2. No more than 3 pets per 3 bedroom townhome and 4 pets per 4 bedroom townhome allowed. Bedroom leaseholders are limited to 1 pet per resident.
3. Pet must not exceed 50 lb. weight limit
  - a. Restricted breeds include: Pit bull (this includes American Staffordshire Terriers and Staffordshire Bull Terriers), Rottweilers, German Shepherds, Doberman Pinscher, Chow Chows and Akitas.
4. Rabies identification tag and most recent shot and health record are required for all pets
  - a. Without the records listed above, we reserve the right to not allow your pet on our property due to the safety and health concerns of all residents and all pets here at University Suites
5. Pets must be leashed at all times. Pets must be confined to the pet owner's unit and must not be allowed to roam free or be tethered on the property. Pets must not be left unattended on patios. Pets in transit are to be carried, controlled by a leash, or placed in an animal carrier.
6. Persons who walk pets are responsible for immediately cleaning up after their animals and discarding securely bagged pet droppings in the following designated areas only. Cat litter may not be disposed of in toilets.
7. No pet shall be allowed to become a nuisance or create any unreasonable disturbance.
  - a. Examples of nuisance behavior for the purposes of this paragraph are:
    - A. Pets whose unruly behavior causes personal injury or property damage.
    - B. Pets that relieve themselves on walls or floors of common areas.
    - C. Pets who exhibit aggressive or other dangerous or potentially dangerous behavior.
    - D. Pets that are evidently unclean or parasite infested.
8. All roommates must sign and agree to the pet policy. At any point in time, management has the right to review and reconsider the approval of the pet contract.

# UNIVERSITY SUITES

## PET AGREEMENT AND APPROVAL FORM

Owner's Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

University Suites Address: \_\_\_\_\_

Type of Pet Requested: \_\_\_\_\_

Type of enclosure you plan to use to house your pet: \_\_\_\_\_

### REQUIRED SIGNATURES FOR PET APPROVAL:

#### Pet Owner (applicant):

I, \_\_\_\_\_, (pet owner) on \_\_\_\_\_ (date), verify that I have read the University Suites Pet Policy and agree to comply with all the conditions set forth by the policy. I understand that I accept full responsibility for my pet and any damages it may cause. I also understand that non-compliance with the pet policy can result in my approval being revoked and student conduct charges being imposed or damage charges being assessed.

#### Roommate:

I, \_\_\_\_\_, the roommate of \_\_\_\_\_ (pet owner), verify that I give my un-coerced approval to house the above mentioned pet in our room/suite.

\_\_\_\_\_  
Signature Date

#### Roommate:

I, \_\_\_\_\_, the roommate of \_\_\_\_\_ (pet owner), verify that I give my un-coerced approval to house the above mentioned pet in our room/suite.

\_\_\_\_\_  
Signature Date

#### Roommate:

I, \_\_\_\_\_, the roommate of \_\_\_\_\_ (pet owner), verify that I give my un-coerced approval to house the above mentioned pet in our room/suite.

\_\_\_\_\_  
Signature Date

**Statement of Liability:** Pet owners are responsible for any damage done by their pet to University Suites property and will be billed accordingly. The pet owner will also be responsible for any damage by the pet to the person or property of others. The University Suites Staff assume no responsibility or liability for damage or injury resulting in an individual's pet ownership. The above said parties assume no responsibility for damage, injury, or death of a pet while housed at University Suites.

**NOTE:** This record should be kept on file with an initialed copy of the policy attached.

\_\_\_\_\_  
Resident Date Property Manager Date

**UNIVERSITY SUITES**  
**PET LIABILITY WAIVER**

You are solely responsible for supervising your pet and determining whether or not this is an appropriate area to bring your pet. You must understand that you do so at your own risk (and the risk of your pet).

**Warning of Risk**

Despite careful and proper preparation, instruction, medical advice, conditioning and equipment, there is still a risk of serious injury, including death to the pet. Certain inherent risks include the propensity of any pet to behave in dangerous ways that may result in injury to another person or pet. Other risks include, but are not limited to, the inexperience, negligence or irresponsibility of a pet owner; the inability to predict a pet's reaction to sound, movements, objects, persons, or other animals; and actions by the pet due to fright, anger stress, insect bites, or natural reactions such as jumping, pulling, resisting and biting. Other risks include the hazards associated with environmental and traffic conditions, act of God, inclement weather, slipping, falling, premises defects, failure in instruction/supervision, and all other circumstances inherent to pet activities. Should you attempt to break up a fight between pets, you may be attacked and severely mauled by the other pet, or by another person. In this regard, it must be recognized that it is impossible for University Suites to guarantee absolute safety.

**Waiver & Release of All Claims and Indemnification Agreement**

Please read this form carefully and be aware that in consideration for permission to bring your pet onto University Suites, you will be assuming the risk and legal liability and waiving and releasing all claims of injuries, damages, or loss which you or your pet might sustain as a result of bringing your pet onto University Suites property.

- I recognize and acknowledge that there are certain risks of physical injury to the pet and it's owner in association with bringing my pet onto University Suites property.
- I voluntarily agree to assume the full risk of any injuries, damage or loss, regardless of severity, that my pet might sustain as a result of brining my pet onto University Suites property.
- I do hereby agree to waive, relinquish, release and forever discharge University Suites including its officials, agents, faculty, and staff from any and all claims for injuries, damages or loss that I may have or which may accrue to me and arising out of, connected with, or in any way associated with bringing my pet onto University Suites property.
- I further agree to indemnify and hold harmless and defend University Suites from and against all losses, claims, damages, liabilities, cause of actions, and expenses (including attorney fees) on account of personal injuries or death to any person or pet, or damages to property occurring, growing out of, incident to, or resulting directly or indirectly from brining my pet onto University Suites property.

I have read and fully understand the above important information, warning of risk, assumptions of risk and waiver and release of all claims.

---

Print Name

---

Signature

---

Date

**UNIVERSITY SUITES**  
**PET REGISTRATION FORM**

**PET OWNER INFORMATION:**

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date of Application

\_\_\_\_\_  
Address

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
Zip

\_\_\_\_\_  
Daytime Phone

\_\_\_\_\_  
Cell Phone

\_\_\_\_\_  
Email

\_\_\_\_\_  
Name of Pet

\_\_\_\_\_  
Pet Type

\_\_\_\_\_  
Breed

\_\_\_\_\_  
Color

\_\_\_\_\_  
Sex

\_\_\_\_\_  
Spayed/Neutered  Yes  No

Flea and Tick controlled  Yes  No

If so, how often? \_\_\_\_\_

Rabies ID # \_\_\_\_\_

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner Print Name

\_\_\_\_\_  
Manager Signature

\_\_\_\_\_  
Date

**\* Please provide the most up-to-date shot and health record for your pet for us to keep on file.**