



## Eastmore Real Estate Pet Application & Policy

### **No Pet Policy Guidelines:**

- Eastmore has a strict NO PET POLICY at the majority of our buildings.
- Exceptions: Caged pets. We are willing to allow small pets that are NEVER let out of their cages (fish/gerbil/hamster/etc...). Note: Fish tanks must be under 10 gallons. However if we feel it is becoming a nuisance we have the right to revoke this privilege. If you are not sure if it is approved, contact the Eastmore office.

### **Pet Policy Guidelines for Dog Friendly Buildings:**

4272 Wilson/2303 Belleview/3956 Murray /5200 Diversey/Junior Terrace/Carriage Hills

- Dogs only (1 dog per unit)
- Under 35 lbs (Under 30lbs for Carriage Hills)
- Home visit or references from neighbor or landlord (if it is a current pet) on barking & poop/cleanup habits by pet owner and info on any documented complaints
- Verification from vet on if they are fixed and their size, age and breed
- Adult dog, not a puppy (over 1 year old)
- Breed restrictions may apply
- Pet Deposit : \$300 deposit (\$100 non-refundable – for pet cleaning)

### **Pet Policy Guidelines for Cat Friendly Buildings:**

Colonial Creek - 4246 S. 60th St.

- Cats only (2 cats per unit)
- Must be front de-clawed and spayed or neutered – must be verification by a Vet (see below)
- Home visit or References from neighbors or landlord (if it is a current pet) on cleanup habits by tenant and any documented complaints
- Verification from vet on spayed or neutered, claw status and their size, age and breed
- Pet Deposit: \$300 deposit (\$100 non-refundable – for pet cleaning)

### **Pet Rules (for buildings that allow pets)**

- **In accordance with the Milwaukee animal control ordinance Chapter 78-1**
  - It is attached to a leash not more than 6 feet in length which is of sufficient strength to restrain the animal and the leash is held by a person competent to govern the animal and prevent it from annoying or worrying pedestrians or trespassing on private property or trespassing on public property where such animals are forbidden
- **Leashing**
  - Pets must be restrained and under the control of a responsible individual while on common areas. Pets are not allowed in common areas except to pass to outside of building & pets must be leashed while exercising outdoors
- **Pets may not disturb other tenants, visitors, or management by their:**
  - Odors, waste, noise, growling, scratching or being a physical threat to anyone
- **Sanitary Standards**
  - Pet waste shall be the responsibility of the Tenant
  - Tenant shall comply with humane and health laws relative to housing pets
  - Pets are prohibited from using the courtyard at the Junior Terrace location
- **Violations**
  - If pet becomes a nuisance or threat to safety and security of persons or property; or Tenant violates terms of the pet lease, Management shall impose these rules
    - Remove pet within 5 days of notice.
    - If pet is not removed after 5 day notice, Management will start eviction process

**\*\*\*Pet Application Info\*\*\***

Cat/Dog's Name: \_\_\_\_\_

Age of cat/dog: \_\_\_\_\_

Breed: \_\_\_\_\_

Has it been spayed or neutered?: \_\_\_\_\_

For dog owners, does your dog bark frequently?: \_\_\_\_\_

Is it house broken (dog)/use a litter box (cat)? \_\_\_\_\_

Vet Info:

• Vet Name: \_\_\_\_\_

• Vet Number: \_\_\_\_\_

References (Landlord or Neighbor if it is an existing pet):

• Contact Name: \_\_\_\_\_

• Contact Number: \_\_\_\_\_

\_\_\_\_\_ Tenant(s) Signature \_\_\_\_\_ Date

\_\_\_\_\_ Tenant's Eastmore Address

\_\_\_\_\_ Tenant(s) Initial). \$300 (\$100 non-refundable) is the Deposit. By initialing tenant(s) agree to pay this deposit before the move-in date of the pet if application is approved by landlord.

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**\*\*\*Office Use Only\*\***

\_\_\_\_\_ Approved

\_\_\_\_\_ Denied

• Reason for denial: \_\_\_\_\_

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