

PET POLICY

Apartments are not ideal environments for pets—consequently, pet’s acceptability on the premises must be based on the owner’s control, his/her consideration of the property & courteous concern for neighbors. The following are the necessary policies to be observed by pet owners residing in the apartment community.

- **No Visiting Pets are allowed.**
- When a pet is acquired, a Pet Deposit of \$200 will be required. (*Trained Service Animals are exempt*)
- Residents are allowed one (1) pet.
- The pet may only be a cat or dog under 20 lbs. in weight (*Trained Service Animals are exempt*). **No other animals are permitted!** This includes exotic or dangerous species such as, but not limited to: birds of prey, insects, reptiles, poisonous animals, and cat species other than domestic cats, ferrets, poisonous or dangerous fish, such as piranha. Any animal deemed to be potentially harmful to the health and safety of others, including attack or fight-trained dogs, will not be allowed.
- Dogs and cats must have a **current municipal license**. A photocopy of the license must be on file. All municipal requirements for licensing and municipal ordinances in regard to keeping domestic pets must be adhered to. Service animals may be certified, and the owner should provide a copy of this certificate.
- Dogs and cats must have current certificates of rabies, distemper and other required vaccinations as required by state and/or local ordinances on file with the Housing Authority. A licensed veterinarian’s examination and report as to the animal’s health and physical condition will be required upon initial registration and annually at the time of tenant reviews.
- ALL dogs and cats must be spayed or neutered **before** they are approved as pets. A certificate or statement from a licensed veterinarian to this effect must be on file with the Housing Authority.
- **In order to keep the grounds clean and sanitary, all tenants must immediately clean up after toileting. (Per City of New London Ordinance 1075 – the penalty of a first offense of this Ordinance shall be a forfeiture of \$124.00. The penalty for violation of a second & subsequent violation of this Ordinance shall be \$231.10 – see attached list of City Ordinances & the fines imposed.**
- Pet must be “on leash” at all times when outside of tenant’s unit.
- Pets are not be tied or staked outside the apartment.
- Pets that make noise continuously and/or incessantly for a period of ten (10) minutes or intermittently for one half hour (1/2) or more to the disturbance of any person at any time day or night will be considered a nuisance.
- If a pet cause’s harm to any person, the pet’s owner will be required to permanently remove the pet from the Housing Authority’s property within twenty-four (24) hours of written notice from the Housing Authority. The pet owner may also be subject to termination of his/her dwelling lease.
- Resident’s payment for damage caused by the pet shall not entitle the Resident to keep the pet; this is under the discretion of the Housing Authority.
- The resident will be asked to remove any pet that constantly bothers other residents, whether inside or outside, or constitutes a problem or obstruction to the agents and employees of the Manager or Owner from properly performing their functions, duties and responsibilities. If resident fails to remove said pet from the Apartment within ten (10) days after written request following complaints from the residents and requests from Management, a Lease may be terminated.
- New London Housing Authority will not be held responsible for the behavior or misbehavior of any pet while on-or-off the premises.

- It is recommended that anyone owning a pet acquire rental insurance with an adequate pet clause.
- Pets are not allowed in any common area of the building. This includes the community room, sun room, public restrooms, lobby or any other area not mentioned. (*Trained Service Animals are exempt*)
- Pets are only allowed in hallways when tenant is leaving or returning to the building.
- No unauthorized pets are allowed.
- A pet owner who violates any other condition of this policy may be required to remove his/her pet from the development within ten (10) days of written notice from the Housing Authority. The pet owner may also be subject to termination of his/her dwelling lease.

1. The pet's name is: _____ and is a Male/Female (*circle*): and is approximately _____ years old.

2. The pet is generally described by the following breed, height, weight and physical identifying characteristics:

3. Resident hereby represents and warrants that the above-described pet has been properly licensed and inoculated as required by local law and Resident agrees to maintain such licensing and inoculation of the pet and to furnish Manager with evidence thereof promptly upon request.

PET SPONSOR'S STATEMENT

By signing this certification, the undersigned parties agree to take responsibility for the pet described below which belongs to the following Resident: _____

The responsibility includes removing the pet from the premises, either temporarily or permanently, if the Pet Owner is unable to care for the pet or if the health or safety of the pet is threatened by the death or incapacity of the Pet Owner, or by other factors that render the Pet Owner unable to care for the pet.

I certify I will assume the responsibilities described above and will respond to the Housing Authority's request within twenty-four (24) hours of notification:

_____	_____	_____
Pet Sponsor Name	Relationship to the Pet Owner	Phone Number

The Management reserves the right to make such other reasonable policies from time to time as becomes necessary to protect the care and cleanliness of the premises and for the preservation of good order therein.

This Policy is effective July 25, 2018. All pets authorized prior to the effective date will adhere to this policy. This Policy may be revised or withdrawn as it relates to rules established by the U.S. Department of Housing and Urban Development.

Thank you for your cooperation in observing these policies.

I have read the policy and accept complete responsibility for the care and cleaning of the pet.

Resident Apt # Franklin Park Apartments



The Housing Authority supports equal housing opportunities for all persons.