



# John Reider

PROPERTIES

## ANIMAL POLICIES

### SERVICE ANIMAL POLICY

John Reider Properties II, Ltd. does not consider a service animal a pet, nor do we require additional deposits for a bona fide service animal. We do require that you disclose the possession of a service animal at the time of applying for a rental property with our office. We further require a letter from your health care provider as evidence, citing the psychological and/or medical need for the service animal.

### PET POLICY

Pets are accepted on select properties at the Property Owner's discretion. Pet deposits, pet fees and additional pet rents are also established at the Property Owner's discretion. It is for this reason that deposits and fees may vary from property to property, or Owner to Owner. If a Property Owner chooses not to accept pets, this means no pet sitting, no pet guests, no temporary pets, no additional pets.

Property Owner's that accept dogs do so with the exception of the following breeds with known dangerous attributes (unless the animal qualifies as a service animal in accordance with the Americans With Disabilities Act) which include, but may not be limited to Pit Bull, Rottweiler, German Shepherd, Husky, Malamute, Doberman, Chow Chow, St. Bernard, Great Dane, Mastiff or Akita, including mixed breed dogs with any of the foregoing breeds in their lineage. If a dog Owner is unsure of the breed of their dog and we suspect the dog's lineage includes any of the foregoing, the Owner may ask for a letter from a local veterinarian verifying that none of the foregoing breeds are in the dog's lineage.

Prior to move in, or upon approval of a "new" pet, the pet must be presented in our office, a pet agreement must be completed and a picture of the pet must be taken for the file.

**PLEASE INQUIRE BEFORE BRINGING A PET, OR KEEPING A PET ON ANY PROPERTY. PET VIOLATION FEES ARE EXPENSIVE AND ENFORCED BY OUR OFFICE. UNAUTHORIZED PETS ARE A VIOLATION OF THE LEASE AND CAUSE FOR POSSIBLE EVICTION.**

*Danya Reider*

John Reider Properties II., Ltd.