
Spring Ridge Apartments

374N.SummitAve □ Suite 104 □ Gaithersburg,MD20877 □ (301)921-9100 □ FAX(301)921-9102

PET POLICY

For the purpose of the Landlord's pet policy, pets are considered any domesticated cat or dog cared for by a tenant for non-commercial, personal purposes and must be approved by the Landlord. Visiting animals are not permitted on the premises.

Service Animals and Emotional Support Animals are not pets. If you wish for your animal to be considered a Service or Emotional Support Animal, you will need to contact our Fair Housing Officer, Linda Cline, at lcline@dreyfuss.net so that you can get your animal approved as a Service Animal or Emotional Support Animal.

Any tenant must apply to the Landlord in writing (using the pet application) before bringing a pet into their leased premises. Additionally, the pet must be approved by the Landlord before bringing a pet into their leased premises.

Upfront, pet fees are as follows:

Refundable pet security deposit is **\$150.00**

Non-refundable pet security deposit is **\$150.00**

Monthly pet fee (25lb-) per pet is **\$40.00**

Monthly pet fee (50 lb-) per pet is **\$50.00**

Landlord's policies related to a tenant's pet(s) are punishable by fines and reasonably related requirements to maintain the community and safety for tenants, guests, staff, and contractors, and may include eviction if deemed appropriate by the Landlord. Fines will begin at \$150 per incident and may be increased by the Landlord up to \$500 per incident. Unresolved violations may result in requests to remove the pet and/or eviction. Additionally, Landlord identification of an unregistered pet will result in a fine of \$150 per pet.

1. The limit on the number of pets allowed in a residential unit is 2.
2. Size restrictions for pets are no more than 50 lbs. as a full-grown animal. A pet must be within the weight restrictions defined by the Landlord. There are no weight restrictions in D.C.
3. Tenants will need to provide animal liability insurance coverage of minimum of \$10,000 with dog bite coverage for any dogs and coverage must not exclude your pet's breed or temperament. The insurance must be purchased and a deck page provided to the Landlord with the pet application.
4. There are no restrictions on breeds for pets.



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5. A letter from the pet's veterinarian is required to attest to the temperament of the pet based on their clinical observations. Any pet with a history of aggressive behavior will not be permitted on the premises. Failure to disclose any past incidents of aggression or other relevant information regarding a pet will lead to removal of the pet.
6. Tenants are placed on notice that aggressive conduct by a pet may result in requirements to muzzle, remove, or otherwise take reasonably related steps to prevent harm to other persons and/or damage to property of others as determined solely by the Landlord.
7. Any pet application will require proof of the pet's up to date veterinary records, vaccination history and confirmation of being parasite-free. When the vaccination record expires it is the responsibility of the tenant to supply the Landlord with an updated vaccination record.
8. Pet must have a current license, and you must provide a copy of the license to the Landlord. When the license expires it is the responsibility of the tenant to supply the Landlord with an updated license.
9. The pet must be on a leash, attended to and under control at all times while outside the leased premises, outdoors or in common areas.
10. We permit no pet to be outdoors unattended including balconies and/or patios.
11. Tenants will need to crate or be in control of the pet for any scheduled maintenance or management visits to the leased premises.
12. Tenants are responsible for the sanitary clean-up of their pet's waste in accordance with community rules. There will be a charge of \$50.00 for each occasion that the tenant is found in violation.
13. A pet found to be causing an unreasonable annoyance to other animals or people shall be removed from the premises by the tenant within forty-eight hours after receipt of written notice from the Landlord.
14. Any pet alleged to have bitten or attacked another animal or person must adhere to instructions regarding the behavior and control of the animal until investigation by the Landlord is concluded. If the pet is determined to be a hazard to the community, then the Landlord may require removal of the pet from the property.
15. We do not permit any pets within the swimming pool area, playground area, tennis court area, basketball court area, fitness center, and/or other recreational areas.



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- 16. Repairs for damage to the apartment/townhome interior, the exterior and/or the landscaping caused by the pet will be charged to the tenant.

- 17. A pet found unsupervised will be turned over to the local authorities responsible for policing pets.

I acknowledge that I have read and understand the Landlord's Pet Policy.

Resident Signature

Date

Resident Signature

Date

Resident Signature

Date

Resident Signature

Date

Resident Signature

Date

Resident Signature

Date

