

TOWER MANAGEMENT SERVICE, LP

PET APPLICATION

TO: ALL RESIDENTS / PET OWNERS / APPLICANTS

FR: TOWER MANAGEMENT SERVICE, LP

RE: PET APPLICATION – NEW JERSEY

Attached please find a Tower Management Service, L.P. Pet Application. Please be advised of the following information concerning pet ownership at our communities:

PERMITTED PETS: Pets, including dogs and cats are permitted at the community with the Landlord's written approval and the complete execution of a Pet Application and Pet Addendum.

Certain breeds of dogs will not be permitted at the community. These include but are not limited to: *Pit Bulls, Tosa Inus, German shepherd, Rottweiler, Presa Canarios, Akitas, Argentine Dogs, Fila Brasileiros, Chow Chows, Shar Peis, Dalmatians and Doberman Pinschers.* **Landlord may reject any pets for any reason Landlord deems appropriate.**

Certain other pets are not permitted. These include, but are not limited to: *Monkeys, Ferrets and Snakes.*

Certain other pets may be accepted under a separate written agreement with Landlord, these are: *Birds & Fish (fish tanks must not exceed 30 gallons).*

1. All pet owners must complete a Pet Application and include the following information:
 - a. Photo of pet
 - b. Veterinary records
2. Once the Pet is approved for occupancy, the following documentation & fees must be provided:
 - a. One time non-refundable fee of \$500.00 for dogs and \$300.00 for cats
 - b. Renter's Certificate of Insurance acknowledging Landlord as Additional Insured and or Additional Interest and listing a liability amount of \$500,000 for dogs.
 - c. Municipal Registration (for dogs)
3. Pet owner is required to sign a Pet Addendum, and will be responsible to pay an on-going monthly pet rent of \$25.00 per dog / \$25.00 per cat.
4. Each year at Lease Renewal your pet information will need to be updated and returned to the Management Office and/or Landlord.

We appreciate everyone's assistance and cooperation in this regard. Should you have any questions or concerns, please feel free to speak with your Management Office.
Thank you.

TOWER MANAGEMENT SERVICE, LP

PET APPLICATION

APPLICATIONS WILL NOT BE PROCESSED UNLESS ALL REQUESTED DOCUMENTATION IS PROVIDED.
RENTAL APPLICATION WILL NOT BE PROCESSED UNTIL PET APPLICATION IS PROCESSED AND APPROVED.

PETS WITH A HISTORY OF BITING OR VICIOUS TENDENCIES OR AGGRESSIVE BEHAVIORS ARE NOT PERMITTED AT THE COMMUNITY. RESIDENT SHALL BE STRICTLY LIABLE FOR THE ENTIRE AMOUNT OF ANY INJURY TO ANY PERSON AND/OR PROPERTY BY THE PET AND SHALL INDEMNIFY LANDLORD FOR ALL RESULTING COSTS. RESIDENTS WITH AGGRESSIVE AND/OR VICIOUS ANIMALS WILL HAVE THEIR PET ADDENDUMS TERMINATED AND THE ANIMALS MUST BE IMMEDIATELY REMOVED FROM THE COMMUNITY.

DESCRIPTION OF PET: ONLY THE FOLLOWING DESCRIBED PET IS AUTHORIZED TO BE KEPT IN RESIDENT'S DWELLING UNIT. NO SUBSTITUTES ARE ALLOWED. NO OTHER PET SHALL BE PERMITTED ON THE PREMISES BY RESIDENT OR RESIDENTS' OCCUPANTS OR GUESTS.

LANDLORD MAY REJECT ANY PETS FOR ANY REASON LANDLORD DEEMS APPROPRIATE.
IF THIS APPLICATION IS MADE IN CONJUNCTION WITH A RENTAL APPLICATION, PLEASE NOTE:
KEYS TO NEW UNITS WILL NOT BE ISSUED WITHOUT ALL PET DOCUMENTS BEING RECEIVED AND APPROVED.

PROPERTY:
NJ GENERAL FORM

PROPERTY PET LIMITS:
Please speak with the specific property for their pet limit and weight limit.

Tenant's Name: _____	Apartment: _____
Type of pet: _____	Breed: _____
Name: _____	Age: _____
Sex: _____ MALE _____ FEMALE _____	Color: _____
Current Weight: _____	Mature Weight: _____
	(office use only)
Is the Pet Housebroken?	YES NO
Has the pet been involved in any incident of aggression or biting?	YES NO
If yes, please explain: _____	

Attach the following information:

Has a photo of the pet been provided?	YES	NO
Has Proof of current immunizations been provided?	YES	NO

The following documents are required a minimum of 5 days prior to lease signing:

- Proof of pet license
- Proof of renter's insurance

Applicant _____	Date _____
Applicant _____	Date _____

OFFICE USE ONLY:

_____ SIGNATURE OF EMPLOYEE ACCEPTING INFORMATION	_____ DATE
_____ PROPERTY MANAGER	_____ DATE
_____ DAVID DUBLIRER	_____ DATE