

PET POLICY

American Midwest does not allow pets in any of our units without a Pet Addendum signed by tenants. The Pet Policy requires tenants to strictly follow the Pet Policy or their ability to maintain pets in their unit will be revoked. Tenants that don't follow the Pet Policy will be considered in violation of their lease & they WILL be charged for damages caused & possibly even face eviction.

What is Considered a Pet?

Any animal that's been commonly kept by humans as a source of companionship & pleasure, such as dogs, cats, guinea pigs, rabbits, & hamsters. This term excludes exotic & wild animals.

Accepted Pet Types & Breeds:

American Midwest Allows: Common domesticated animals such as dogs, cats, birds, fish, guinea pigs, rabbits, hamsters, gerbils, and small reptiles. Total weight of 75 pounds or less for all animals.

American Midwest DOES NOT ALLOW: Wild or exotic animals, as well as dangerous dog breeds or other dangerous animals. Animals over 75 pounds are also not allowed. Initial _____

Tenant's Responsibility for Their Pets

- Tenants are limited to no more than 3 small pets such as dogs or cats. Pets over 75 pounds are not allowed as indoor pets.
- Tenants MUST have Proper Identification - Dogs & Cats must wear collars or tags at all times, which include proof of medical history.
- Tenants MUST always contain their pets - This means that your pet must stay on your property, not be allowed to roam the area or neighborhood. For indoor pets such as birds, fish, guinea pigs, rabbits, hamsters, gerbils, & small reptiles, they must be kept in cages or aquariums.
- Tenants MUST ALWAYS supervise their pets - This means you may not leave your pets in the property for extended periods of time without supervision of your pet.
- Tenants MUST Control Pets at all Times - This means pets should not bother other tenants, neighbors, guests, and American Midwest Employees when at the property.
- Tenants MUST Clean up After Pets - This includes outside AND inside the property, as well as any common areas (if applicable). This includes cleaning up pet waste messes caused by pets inside the property, as well as keeping sidewalks, driveways, or other walkways clean of pet waste outside the property.
- Tenants agree to periodic inspections of the property by American Midwest, to ensure that no pet is causing damage to the premises.
- Tenants whose Pets cause damage to the property or persons, in violation of this policy, must remove their pets for the duration of their lease with American Midwest.
- Tenants AGREE to pay for any damage caused to the property or persons that is not covered by their pet deposit (if applicable). Initial _____
- Tenants MUST carry Liability Insurance for Pets Initial _____

PET ADDENDUM

I do not have any pets, & I will not acquire any pets without first notifying American Midwest and obtaining permission from American Midwest. Initial _____

I do have ___(amount) pets, & I will not acquire any additional pets without first notifying American Midwest and obtaining permission from American Midwest. Initial _____

Tenants are responsible for ALL DAMAGE caused to persons and/or property by any pets on their property. Initial _____

Charges

There is a limit of 3 pets per property, and a limit of 2 total aquariums. Each cage or aquarium counts as one pet. So if you have several fish, two canaries (in the same cage), & a dog, that would be 3 pets.

Examples of Small Mammals

Cat's are \$15 per cat, per month.
Dogs are \$50 per dog, per month.
*Limit of three in this category.

Examples of Small Rodents

Guinea Pigs
Rabbits
Hamsters

Examples of Birds

Cockatiels
Parakeets
Canaries

Examples of Small Reptiles

Iguanas
Gecko's
Turtles

List of Pets:

Pet:

Pet:

Pet:

Additional Pet Fee:

Fee: \$

Fee: \$

Fee: \$

Tenant: _____

Dated: _____

Tenant: _____

Dated: _____

Tenant: _____

Dated: _____

Property Address: _____

*American Midwest reserves the right to amend our Pet Policy for any reason, with a 30 day notice to the tenant. Indiana Animal Related Laws: <https://www.in.gov/boah/boah-rules/animal-related-laws>