



The Villages at Fort Irwin Pet Policy & Addendum

Pet ownership is a privilege conditionally extended to The Villages at Fort Irwin residents who meet the Pet Policy Resident Requirements specified below. Residents must act responsibly to control and care for their pets. If a resident fails to act responsibly, The Villages at Fort Irwin may take action from revocation of the pet ownership privilege to termination of the Resident Occupancy Agreement (ROA).

The resident must request and obtain The Villages at Fort Irwin written approval before moving their pet into the premises. Small birds, fish, hamsters, turtles, guinea pigs, and gerbils which are properly caged in a domicile designed for their habitation are not counted against any pet limit and are allowed in the premises. However, there is a reasonable limit on all pets in the household. A total of two pets, dog(s) or cat(s) are allowed per home.

1. I agree to pay a \$250 pet deposit (by personal check, cashier's check or money order only) per pet due at the lease signing, to secure residents performance under The Villages at Fort Irwin Pet Policy. Management will deduct from this refundable deposit for all costs and expenses incurred in repairing damages caused by pet(s). The resident is responsible for all damages caused by the pet(s) not limited to the amount of the deposit. If a resident does not have a pet at the time of application but acquires one at a later date, the \$250 deposit is required. If a resident has a pet at move in or acquires a pet while they are living at The Villages at Fort Irwin but gets ceases to own the pet(s) during their occupancy their deposit shall not be refunded until after the time of move out.
2. The following breeds of aggressive or potentially aggressive dogs are banned from The Villages at Fort Irwin:
 - Pit Bulls
 - American Bull Terrier
 - Chows
 - American or English Staffordshire Terrier
 - Rottweiler
 - Doberman Pinscher
 - Wolf Hybrids
- a. Any dog with a mix of these breeds or determined by the Fort Irwin Veterinarian Treatment Facility of having distinguishing traits of these breeds in its makeup, is included in these breeds. Prohibition also extends to other dogs that demonstrate a propensity for dominant or aggressive behavior as indicated by any of the following types of conduct:
 - Unprovoked barking, growling, or snarling at people approaching the animal
 - Aggressively running along fence lines when people are present
 - Biting or scratching people
 - Escaping confinement or restriction to chase people



3. The following exotic animals such as, but not limited to, are prohibited at The Villages at Fort Irwin:
 - Reptiles
 - Rodents (other than Hamsters, guinea pigs, and gerbils)
 - Ferrets
 - Hedgehogs
 - Skunks
 - Rats
 - Raccoons
 - Squirrels
 - Pot bellied pigs
 - Monkeys
 - Arachnids
 - Any farm animal
4. Residents are responsible for keeping the grounds clean and sanitary. Front yard, back yard, and common areas must be kept clean of pet droppings. Residents must pick up and properly dispose of animal waste in their yard and residents who walk their pet must carry a plastic bag to retrieve and dispose of any droppings. You will receive a violation if you do not dispose of your pets dropping properly that may lead to eviction. It is a violation of the Pet Policy for any resident to simply turn out their pet and recall it at their convenience.
5. Pets must be on a leash at all times when outside the fenced area of the home.
6. Pets shall not be tethered outside the home. Pets must be in the home or behind an approved fenced area in the back yard if unattended. Residents are responsible for securing the backyard to insure their pet cannot get out. Food and a five gallon minimum of water are to be left out for pets if they will remain outside for an eight hour period.
7. Pets are not allowed in the pool, pool areas, playgrounds or tot lots at any time.
8. Residents will be asked to remove any pet that constantly disturbs other residents, whether inside or outside the home, or prevents the Landlord's agents and employees from properly performing their duties. If resident fails to remove said pet when requested by the Landlord, the Resident Occupancy Agreement may be terminated in accordance with established guidelines.
9. Residents who receive any 3 violations to these policies will be given a notice to remove the pet(s) within 48 hours from The Villages at Fort Irwin. If it is determined that the residents pet through negligence has damaged the home severely both the pet and the resident will be subject to immediate loss of housing as prescribed by law.
10. Residents required removing pets from The Villages at Fort Irwin will be prohibited from acquiring other additional pets during their remaining term of occupancy in The Villages at Fort Irwin.
11. Giving or selling a nuisance pet to another occupant of The Villages at Fort Irwin is prohibited.



Pet Information

I do not own a pet _____ **(Initial)**

I own the following listed pet(s) _____ **(Initial)**

	Dog(s)/Cat(s) Name	Breed	Description/Remarks
1.			
2.			
	Other Pets Name	Type	Description/Remarks
1.			
2.			

These guidelines exist to ensure the quiet enjoyment of all residents and to maintain a high quality living environment, and will be strictly enforced by the property management team. We hope all residents will understand that these policies have been made for their pleasure and convenience in order that family housing will be a healthy and safe place for all involved.

The Villages at Fort Irwin reserves the right to make such other reasonable policies as shall, in their judgment, from time to time become necessary to protect the care and cleanliness of the premises and for the preservation of good order therein.

All pets must be registered at the Fort Irwin Veterinarian Treatment Facility prior to moving in to The Villages at Fort Irwin, verification of immunization along with the pet registration needs to be provided to the management office prior to move in. **If verification is not given prior to move in date the offer of housing shall not be valid.**

By signing the Pet Policy & Addendum, I acknowledge that I have read, understand and will comply with its content.

Resident's Name & Address

Printed _____

Signed _____

Address _____

Date _____

The Villages at Fort Irwin Representative

Printed _____

Signed _____

Date _____