



## Pet Policy

Hathaway Lofts is a pet-friendly community and we are prepared to accommodate your needs as a pet owner. We understand that pets are considered an important part of the family and provide pet facilities and pet etiquette guide for resident pet owners.

Dogs are restricted by breed. Prohibited dog breeds include, but are not limited to, Pit Bulls, German Shepherds, Staffordshire Bull Terriers, Dobermans, Rottweillers, and Chow Chows, and any mixes thereof.

All animals must be registered and have all current shots and necessary health treatments. Residents must sign a separate Animal Addendum and provide a copy of the pet's veterinarian records, including weight, and a picture of the pet, prior to approval.

Hathaway Lofts provides a pet spa for washes and fenced dog area on the property with doggie bags to assist you with the required clean up after your dog's time in the yard. Please have your pet leashed while inside the common areas of the property. We understand the need for your pets to get exercise and have designated areas for them to play a game of fetch.

Pets are permitted with an additional fee and deposit. Pet fees and deposits are on a per pet basis and the property will provide information concerning the fees that will apply in your case. In addition to those fees, owners are held responsible for any damages to the apartment or common areas of the community. The Tenant is required to obtain a renter's insurance policy that covers his pet and is solely liable for any damage and/or injury caused by the pet.

Pet policies and guidelines are strictly enforced in our common areas and apartments.



## Pet Offense Policy

All residents are expected to ensure that their pets do not interfere in any way with the enjoyment of the apartments by their neighbors.

As an innovative apartment community, we attempt to accommodate both pets and residents with the following policy on pet issues:

FIRST OFFENSE: Gentle Warning

SECOND OFFENSE: Warning

THIRD OFFENSE: Action to be taken at management's discretion.

Offenses may be defined, but not limited to: continuous bothersome barking and/or whining, charging/pouncing on other residents or their animals, and not picking up your pet's waste.

No pet shall be brought on the premises without prior written consent of the Owner. The Tenant understands that he will be assessed a lease violation penalty, payable as added rent, and may be asked to remove his pet from the premises if any of the following rules are violated:

1. The Tenant agrees to be fully responsible and liable, and pay for any damages or injury caused by, or as a result of his pet. Pet damages can apply to floors, carpeting, walls, windows, screens, moldings, furniture, landscaping, etc.
2. The Tenant agrees that he will not allow his pet to disturb or annoy neighbors in any way, whether the pet is inside the dwelling or outside.
3. The Tenant will maintain control over the pet at all times, whether inside the dwelling or outside. Pets are not permitted to use balcony / terrace for pet waste as we provide fenced dog park with bags for residents.
4. The Tenant agrees that his pet must be on a leash whenever it is outside of his residence.
5. The Tenant agrees that pet will not be left unattended outside of his residence at any time including on balconies and terraces.
6. The Tenant promises not to leave food for the pet outside the dwelling, which can attract other animals and pests.
7. The Tenant agrees to keep his pet clean at all times and keep the premises in a clean and sanitary manner, properly disposing of any and all pet droppings.

Thank you in advance for your cooperation!



## Pet Etiquette Guide

Whether you are a pet owner or not, living in a pet-friendly apartment complex such as the Hathaway Lofts will mean you'll be surrounded by your neighbors' four-legged family members pretty regularly.

Owner guide for pet-friendly, neighborly etiquette:

- Is your pet a major face licker, barker, runner, and so on? Could your pet's behavior be annoying at times? If so, work hard to train your dog not to approach people unless you tell them it's OK. Try to train your dog to bark only when absolutely necessary.
- Hathaway Lofts has a fenced dog park area for walking your dog and we offer complimentary bags to pick up your dog's feces.
- Keep your cat's litter box squeaky clean. Empty it of litter, urine balls and feces daily. Wash it weekly and change the litter.
- Keep your home's floors free of pet hair. Guests to your apartment will appreciate this and so will your neighbors – hair can get into the aforementioned air vents or leave your apartment via your front door.

For non-pet owners:

- Never approach a dog to pet it without first asking permission of its owner.
- In addition, once you've received permission, just don't start petting the dog: you need to ask the dog permission as well. To do so, extend your hand with the palm down toward the dog so that he may sniff it first. Only if the dog appears to be OK with being petted should you pet it. If a dog growls or flinches – even if the owner insists it's OK — do the polite thing and don't pet the dog. In other words, if the dog doesn't want to be petted, don't pet him.
- If you come across a guide or service dog and her owner walking in the hallway or elsewhere on the property – or anywhere, actually – ask permission of the owner if you may pet the dog. The dog may be "working" and just coming up and petting the dog could spook the dog and owner.
- If a dog is a "jumper" (she jumps up on you with excitement) or a licker and you've asked to pet the dog, don't blame the owner for getting your clothes muddy or your makeup smeared. The owner probably will warn you about her dog's excitable tendencies as you ask permission to pet the dog, so you'll be forewarned. If the owner doesn't warn you, assume that any dog may get excited or slobber on you – it's their nature to show affection in this way.
- If you find pet feces in common areas, notify management immediately. Do not confront anyone for not picking up after their pets.