



Pet Policy

NOT ALL PROPERTIES ALLOW PETS

Avalon's Tenant Pet Policy

Pet policies vary from one homeowner to another. Some owners do not permit pets, while others restrict type and/or size of pets. No more than two pets per household are permitted without specific owners' approval.

Restricted Dog Breed Policy

On a case by case basis, Avalon will allow for restricted breed dogs:

- Akita
- Bull Terrier
- Bull Mastiff
- American Bull Dog
- Chow
- Doberman
- German Shepherd
- Great Dane
- Husky
- Mastiff
- Pitbull
- Presa Canario
- Rottweiler
- Staffordshire Terrier

Approval and Acceptance Requirements

1. Provide required information at <https://scan.ourpetpolicy.com/lease-packet/GCG9ML>
2. Purchase restricted breed liability insurance with a minimum coverage limit of \$250,000 per incident
3. Name Avalon Realty & Oaktree Management, Inc. and the property owner as 'Additional Insured' on the policy
4. Submit Insurance policy proof to Leasing@avalonoaktree.com
5. Maintain insurance through the lifetime of the lease

Failure to abide by this policy is grounds for eviction.

Tenants will be evicted for misrepresenting any of the above type of dog, as well as for being in possession of any poisonous, dangerous, endangered species or otherwise illegal pet. Our pet policies are strictly enforced and any unauthorized pet will result in an immediate fine of \$500 and a potential 3-Day Notice to Quit for eviction based on violation of lease terms.

- No aquariums larger than 10 gallons allowed.
- No ferrets, reptiles or rodents of any kind are permitted as pets.
- All birds must be confined in cages and not allowed to reside outside their cage.

Recommendations: Conduct a Google search for 'Dog Liability Insurance' online and seek several quotes from insurance providers licensed in Nevada for your pet.

Pet Fees: If you have a pet, you will be required to pay a \$350 Pet Administration Fee **per pet**. This is a one-time fee. In addition to this fee, you will also have a monthly pet fee **per pet**. For any dogs weighing 40lbs or over your monthly pet admin fee will be \$65.00. For any dogs that weigh less than 40lbs your monthly pet admin fee will be \$40.00 per month. If you have any cats your monthly fee will be \$25.00. Any male cats will need to be neutered. Please note if a second pet is approved the above applies per pet.