



# 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 Bulldog
- Chow
- Doberman
- German Shepherd
- Great Dane
- Husky
- Mastiff
- Pit Bull
- Presa Canario
- Rottweiler
- Staffordshire Terrier

### **Approval and Acceptance Requirements**

1. Provide required information at <https://www.avalonoaktree.petscreening.com>
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 [Liz@avalonoaktree.com](mailto:Liz@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 \$250 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**. The amount of the pet fee is determined based upon 'Paw Score' that PetScreening.com assigns to your pet. This score is determined using a proprietary formula that takes into account things like pet age, weight, vaccination records etc.

The following are the monthly pet fees:

5 paws- \$20.00	3 paws-\$35.00
4 paws-\$25.00	2 paws-\$45.00
	1 paws-\$65.00