AVALON REALTY
—and—
OAKTREE MANAGEMENT

Pet Policy

Our company has no restrictions on breed; however, 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.

Approval and Acceptance Requirements

1. Provide required information at https://scan.ourpetpolicy.com/lease-packet/GCG9ML
2. Purchase 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 what type of pet they have, 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 $1,000 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 $350.00 Pet Registration Fee per pet. This is a one-time fee. In addition to this fee, you will also have a monthly accommodation pet fee per pet. For any dogs weighing 40lbs or over your monthly accommodation pet fee will be $65.00. For any dogs that weigh less than 40lbs your monthly pet admin fee will be $40.00. 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.