

Thresholds Pet Policy

Policy: Thresholds understands the satisfaction provided through interaction with a pet. Thresholds also recognizes that a pet raises issues about the welfare of the pet, the pet owner, and other people in the Program as well property concerns which must be considered. If you want to have a pet, you should discuss your desires with staff, including the type of pet and your plans for caring for it. Staff will review with you the Pet Rules for your residence. If your desire for a particular pet is compatible with those Rules and you agree to comply with the Pet Rules you may acquire the pet you have designated.

Making a Pet Request:

A tenant who wishes to have a pet must first make a request, in writing, to Housing Administration to acquire a pet. Housing Administration will schedule an appointment with the resident to obtain and review the following:

- Policies and Procedures
- Name, address and phone number of veterinarian
- Veterinarian's certification that the animal is in good health, has had all necessary inoculation and booster shots, and is spayed or neutered in appropriate cases.

Pet Deposit:

A pet deposit of \$300.00 for a dog or cat will be assessed and may be paid in installments with the first installment of \$50 due immediately upon the pet entering the property and a minimum of \$10.00 each month after until balance is paid in full. The pet deposit is separate from the unit security deposit paid at the time of occupancy. The pet deposit is fully refundable after the unit has been vacated if there are no pet damages, or during your tenancy, if the pet is no longer present. The pet deposit may not be used for other non-compliance fines. This deposit is solely separate from the resident's rent as stated in the lease.

Registration Requirements:

- All pets (including assistance animals) MUST be registered with the Thresholds Housing Administration and Program Management before the pet or assistance animal is brought on to the property. Pet owners are required to contact the Housing Specialist to update registrations on an annual basis.
- If Housing Administration refuses to register your pet, they are required to provide you with written notification indicating why registration was refused.

Licensing and Pet Care:

1. If city licensing authorities require that your pet be registered and have a license, then you must have a proper current license and provide documentation of registration to Housing Administration as support.

2. Evidence that the pet has received current rabies and distemper inoculations as boosters, as applicable. **MUST** be updated annually and document provided to Housing Administration as support.
3. Dogs and cats must be spayed or neutered.
4. Residents must identify an alternate custodian for pets in the event of resident illness, other incapacity or absence from the dwelling unit. The identification of an alternate custodian must occur prior to the Housing Administration issuing a pet registration permit.

Allowable Pets Per Property Type:

1. Permitted are common household pets. A domesticated animal, such as a dog, cat, bird, rodent (including a rabbit), fish, or turtle, that is traditionally kept in the home for pleasure rather than for commercial purposes. Common household pets do not include reptiles (except turtles). If this definition conflicts with any applicable State or local law or regulation defining the pets that may be owned or kept in dwelling accommodations, the State or local Law or regulations shall apply. This definition does not include animals that are used to assist persons with disabilities.
2. Only one pet per household will be permitted.
GROUP HOMES - will be limited to one pet per property. All residents **MUST** agree on a pet and a single resident will be designated as the owner and will be responsible for adherence to these pet rules.
3. Weight Limitations based on Unit Size
Studios Unit – up to 25lbs
1 & 2 bedroom – up to 35lbs
4. Vicious and/or intimidating dogs, which include but are not limited to Rottweilers, Chows, Doberman Pinchers, and Pit Bulls, will not be permitted without written consent from Housing Administration.

Pet Management:

1. All animals must remain inside the resident's unit. No animal shall be permitted to be loose in hallways or any other common areas of the property.
2. When taken outside the unit, dogs and cats must be kept on a leash, controlled by an adult.
3. Residents shall not permit their pet to disturb, interfere or diminish the peaceful enjoyment of other residents. The terms "disturb, interfere or diminish" shall include but are not limited to: excessive barking, howling, biting, scratching and other like activities.

4. Animal waste or litter from litter boxes or cages is to be picked up and disposed of in sealed plastic bags. Cat litter must be cleaned daily and emptied at least 2 times per week. Litter from litter boxes is prohibited from being disposed of by flushing down the toilet. If a smell has developed because of improper care, one verbal warning, followed by one written warning will be allowed. A third notice of the problem can result in the resident being required to remove the pet from the property. Residents with dogs agree to pick up waste and dispose of immediately as described above. Charges for unclogging toilet, or cleaning common grounds because of resident's pet waste, will be billed back to the tenant at a cost not to exceed \$5.00 for each occurrence.

5. If pets are left unattended for twenty-four hours or more, humane treatment requires that Housing Administration or Program Management may enter the dwelling unit, remove the pet, and transfer it to the proper authorities, subject to the provisions of Illinois State Law and pertinent local ordinances. Thresholds accept no responsibility for the pet under such circumstances, and residents may forfeit the right to keep animals on the premises.

6. Residents are responsible for all damages caused by their pets, including the cost of cleaning of carpets and draperies and/or fumigation of units.

7. The resident acknowledges that if Housing Administration determines, on the basis of objective fact, that a pet owner has violated a rule governing the owning or keeping of pets, Housing Administration will provide the pet owner with written notice of said violation. Notice will include:
 - A statement describing the violation
 - Notice of date and time of a pet rule violation meeting which will take place within 10 days of the notice of violation
 - Notice of the fact that failure to abide with pet rules, can result in notice to remove the pet from the premises.

The resident acknowledges that if a pet owner fails to remove a pet, or correct a violation within the applicable time period (10 days from written notice), the pet rule violation is sufficient to begin procedures to terminate the resident's tenancy under the terms of the lease.

Pet Identification:

Type: _____ Breed: _____

Weight: _____ Color: _____

Registration #: _____ Pet Name: _____

Acknowledgement:

I hereby agree to comply with all aspects of this pet policy and provide all required documents and/or information as described above.

Tenant Signature _____ Date: _____

Print Name: _____

Owner/Manager Signature: _____ Date: _____

Print Name: _____ Title: _____

Attach Picture Here:

Pet Checklist

- ___ Written Request
- ___ Vet Contact Information
- ___ Vet Certification of good health/shots/spayed or neutered
- ___ Registration with Thresholds Housing Administration
- ___ Proof of City Registration/Licensing (if applicable)
- ___ Pet Deposit
- ___ Alternate Custodian