



Lane Properties of Charleston LLC is pleased to offer the opportunity for residents to have pets on some of our rental properties under the following terms and conditions (please check before applying):

### **General Pet Policy**

- Property owners determine if they will allow pets in their properties, or not. If a listing reads NO PETS, we will not deviate. There is a limit per pet of 25 lbs and 14 inches tall and 2 pets total, unless the property owner provides written special authorization. NO PUPPIES.
- All pets must be listed on the lease of the property.
- All pets must be spayed or neutered, and a current immunization record must be kept on file consistent with all federal, state, and local ordinances.
- Pets will not be allowed to be tied to any part of the property.
- Any and all damage as a result of pets is the responsibility of the tenant.
- At the end of your tenancy, you may be responsible for having a flea treatment performed by a licensed exterminator.

The following animal exposures are commonly excluded from homeowners (including tenant homeowners) insurance policies and are therefore not permitted.

Dogs:

Akita, Alaskan Malamute, American Staffordshire Terrier, Boxer, Bull Terrier, Bull Mastiff, Chow, Giant Schnauzer, Great Dane, Mastiff, Ovtcharka, Neopolitan Mastiff, Pit Bull Terrier, Presa Canario, Rhodesian Ridgeback, Rottweiler, Siberian Husky, Staffordshire Bull Terrier, Wolf or Wolf Hybrid, any breed of guard dog such as a Doberman Pinscher, German Shepherd, or any mix of these breeds. Also, that your animal has not previously bitten or exhibited or displayed any vicious tendencies.

Exotic or non-domestic species such as a monkey, chimpanzee, snake, ferrets, iguanas, ferrets, spiders and other non-domestic cat or animal.

- You may be required to provide proof of animal liability insurance adding the landlord as additional insured and providing a certificate of insurance on an annual basis.

Non-traditional caged pets that may be allowed include:

Hamsters, Hermit Crabs, Ordinary fish, Small birds, Turtles, Frogs, Rabbits, Gerbils.

### **Costs Associated with Traditional Pets**

- May include a non-refundable pet fee due prior to move-in, and or additional rent per month.
- Fees for allowed Non-traditional cage pets may vary. Please inquire.

For non-service animals, pets cannot exceed twenty-five (25) pounds at full maturity unless prior written authorization is given by owner, and must comply with breed restrictions. A maximum of two (2) pets are permitted. A non-refundable pet fee up to \$300 is required for the first pet. An additional pet may require an additional non-refundable pet fee up to \$300 and both may also include a monthly pet rent. A pet agreement must be executed by both the tenant(s) and landlord.

Service animals must be verified with signed documentation by a healthcare provider.

Complete terms and conditions of all permitted pets is contained in the lease and pet policy and should be reviewed prior to submitting an application for a property. All conditions contained herein are subject to change by owner or landlord.