

AAPEX PROPERTY MANAGEMENT

Preferred Pets Program- Requirements

This program allows tenants with approved pets to rent our properties. Breeds and size restrictions apply.

Pets can be approved for this program if the following requirements are met and meet the approval of Apex Property Management:

1. Apex to be allowed to meet the pet at the current property (if local), take a picture of the pet and check for references. If not local, the pet must be made available for Apex to meet before the pet is authorized to be at the property. There must be no damage to the current residence that can be attributed to the pet.
 - a. Administrative fee of \$150 (whether local or not)
2. Tenant to allow Apex to do an inspection of the property at 30, 180, 360 days and then every 6 months thereafter. There must be no damage to the residence that can be attributed to the pet. Inspection fee must be paid at or before the appointment date, if not previously done.
3. Tenant must provide evidence of insurance with Apex Property Management and the property owner named as additional insured in the policy. Minimum coverage for damages to the property is \$20,000 and the deductible to be no larger than \$500. Minimum \$100,000 coverage for liability damages due to injuries caused by tenant or pets to others. Proof of insurance must be provided prior to occupancy.
4. Tenant to pay an additional \$500 deposit prior to occupancy.
 - a. Increased deposit cannot bring total required deposit to more than 200% of the rent, based on approval criteria.

TOTAL annual fee is \$375 for 1st year and then \$150 per year thereafter. Fees to be paid at beginning of contract and at time of renewal.

Alternative payment program

1. Monthly fee of \$35 per month for 1st year.
2. Monthly fee of \$15 per month for subsequent years.
3. Deposit still required prior to occupancy.
4. Insurance policy is required prior to occupancy and must continue while being a tenant of Apex Property Management.