WHITEMARSH PROPERTIES

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PET POLICY

WHITEMARSH PROPERTIES LLC

This Pet Policy applies to all Whitemarsh Properties LLC rental properties unless otherwise specifically stated in the tenant's lease.

GENERAL PET POLICY

No pets are permitted unless specifically authorized in writing in your lease or through a written pet addendum approved by Whitemarsh Properties LLC.

Keeping or allowing an unauthorized pet or animal on the premises may constitute a violation of the lease.

PET DEPOSIT AND MONTHLY PET FEE

For each approved pet, unless otherwise specified in the lease or pet addendum:

$250	$50 per month
PET DEPOSIT	MONTHLY PET FEE

The pet deposit and monthly pet fee are in addition to the regular security deposit and monthly rent.

Approval of a pet is specific to the animal identified and approved by Whitemarsh Properties LLC. Approval of one animal does not constitute permission to keep additional or replacement animals.

Tenants remain responsible for all damage, cleaning, pest treatment or other costs caused by an animal that exceed any applicable deposit.

TENANT RESPONSIBILITIES

Approved pets must be properly licensed and vaccinated as required by law. Tenants must maintain control of their pets and promptly clean up and properly dispose of pet waste.

Pets may not create excessive noise, threaten or injure other people or animals, cause damage to the property, or otherwise create a nuisance.

The tenant is responsible for any damage or additional cleaning caused by an approved or unauthorized animal.

ASSISTANCE ANIMALS

Service animals and other assistance animals will be handled in accordance with applicable federal, state and local fair housing laws. Assistance animals are not considered pets and are not subject to pet deposits or monthly pet fees where prohibited by law.

WRITTEN APPROVAL REQUIRED

No pet may be brought onto or kept at a Whitemarsh Properties rental property without prior written approval unless otherwise permitted by applicable law.

Permission to keep a pet may be subject to additional terms contained in the tenant's lease or a separate pet addendum.

CITY OF MONTELLO — PROHIBITED DOGS

For rental properties located within the City of Montello, tenants must comply with all applicable city ordinances regarding animals.

The City of Montello prohibits the ownership, keeping or harboring of pit bulls, subject to the definitions and exceptions contained in the city's ordinance. Accordingly, pit bulls prohibited by City of Montello ordinance are not permitted at Whitemarsh Properties rental properties located within the City of Montello.

Tenants are responsible for ensuring that any animal kept at the property complies with applicable municipal, county and state laws and ordinances.

Tenant acknowledgment: I have received and read the Whitemarsh Properties LLC Pet Policy.

TENANT NAME(S) _____ RENTAL ADDRESS _____

TENANT SIGNATURE _____ DATE _____