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PETS

Landmark communities prohibit animals on the Premises unless pet is approved in writing upon meeting requirements in the community pet policy. Refer to your community rules and reach out to your supervisor for more information on your community rules as some properties may not allow any pets.

We encourage healthy and responsible pet interactions for all residents and strive to create a community that welcomes everyone and ensures a pet-responsible environment. Landmark uses a third-party pet application service that is simple to use and securely stores resident pet information in one place. Every resident, including those without pets, must complete the online affidavit prior to move in. Residents will:

- Select No Pet Profile, Pet Profile, or Assistance Animal Profile
- Pay the \$20 profile to third-party pet application service (only applicable to those with a pet)
- Provide a pet/animal details, photograph of pet and vaccination records

Once application is complete, the community will receive a report detailing all pet information to verify the animal is to be approved and does not meet any community restrictions. Staff should use the profile data to enter pet data into Entrata on the Resident Profile, which will add required community fees, deposits, or rent to account. The Pet Addendum must then be generated and sent to resident for signature prior to animal residing on property. Resident must pay site-required fees, deposit, and/or additional monthly rent prior to animal residing on property.

Roommate matching preferences should be taken into consideration when residents are registering an animal in the unit.

PET RULES & REGULATIONS

- a. Resident maintains full responsibility for their pet, including any actions and any damages or injuries incurred to persons or property by their pet.
- b. No more than two animals will be permitted per Unit.
- c. Resident shall not leave the Animal unattended on patios, balconies, or any other area of the Unit Common Areas or Facility Common Areas.
- d. The Animal shall be kept on a leash and under Resident's supervision at all times when the Animal is outside of the Unit. All animals must be walked or exercised only in designated areas within the Community, if such areas have been designated.
- e. All animals must be house trained. Animal may urinate and/or defecate only in designated areas of the Community. Resident are responsible for the immediate clean up any defecation



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by the Animal. Cat litter and waste from any caged animal is to be sealed in a plastic bag prior to disposal.

- f. Resident shall not allow or cause the Animal to disturb neighbors or others in and around the Facility, whether the Animal is inside or outside the Unit.
- g. Resident shall not tie the Animal to any fixed object anywhere outside the Unit, nor shall Resident abandon or neglect the Animal in any manner.
- h. Animals, other than service animals, are not permitted in the Facility Common Areas (including without limitation the Amenities).
- i. Resident is responsible for any injury or damages to person or property caused by the Animal. The Animal may not threaten or harm other residents or persons. If repeated incidents occur involving reports of aggressive behavior or injury to others, Management maintains the right to have the pet removed from the property.
- j. Resident shall not feed the Animal outside of the Unit, or allow the Animal to be fed outside the Unit.
- k. If the Animal is a cat, it must be spayed or neutered.
- l. All animals in the Community must be vaccinated as may be required by local law.
- m. Visiting animals, other than service animals, are not allowed.

PET RESTRICTIONS

Only common domestic pets are permitted. Exotic, vicious, or aggressive breed animals and breeds restricted by the property insurance are not permitted. Examples of such restricted animals include: Chow Chow, German Shepherd, Doberman Pinscher, Mastiff breeds, Staffordshire Terrier breeds, Pit Bull, Rottweiler, Cane Corso, Akita, Siberian Husky, Dogo Argentino, Alaskan Malamute, Wolf-hybrid, reptiles, birds, amphibians, fish, rodents, arachnids, or insects.

SERVICE ANIMAL

Pets and pet owners are not a protected class under fair housing law. However, it is important to distinguish the difference between a pet and a service animal/emotional support animal as these animals are federally protected. Allowing residents and their guests who have disabilities to be accompanied by their service animal is a "reasonable accommodation" to housing policy and practice. Some people require the assistance of an animal because of their disabling conditions. Under most federal laws, a person is considered to be disabled if he/she has a sensory, mental or physical condition that substantially limits one or more major life activities (such as walking, seeing, working, etc.). The most common service animals are dogs, but sometimes other species are used (for example, a cat or a bird). Service animals may be any



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breed, size or weight. Some, but not all, service animals are licensed or "certified" and/or have identification papers.

The ADA defines a service animal as "any animal that is individually trained to do work or perform tasks for the benefit of a person with a disability." The Fair Housing Act considers "companion" animals to be a type of service animal; however, they are not always trained to perform tasks. Because service animals provide different types of assistance, a person with a disability may require more than one service animal.

Service animals are not considered to be pets. A person with a disability uses a service animal as an auxiliary aid -- similar to the use of a cane, crutches or wheelchair. Service animals perform many types of services for those with disabilities. Some examples of service animals would be a guide animal that assists a person who is legally blind or a companion animal or emotional support animal that assists a person with psychological disabilities. Emotional support animals can help alleviate symptoms such as depression, anxiety, stress and difficulties regarding social interactions, allowing residents to live independently and fully use and enjoy their living environment.

Service animals are not subject to Landmark Properties' pet policy. There is no limit on the size/weight of a service animal. There is no limit on the breed or type of service animal. There is no limit on the number of service animals per apartment. Even if your community has a policy against pets, you must accommodate all service animals. Landmark Properties will not charge a pet fee, deposit, or additional pet rent for a service animal.

The third-party pet application service will review all documents submitted by resident for service animal accommodation. The third-party pet application services follows the Fair Housing Act (FHAct) guidelines regarding reasonable housing accommodation requests for assistance animals. The FHAct provides that reliable and credible documentation that meet the test of reasonableness may be requested. The documentation must affirm the animal owner has a disability and a disability-related need for the animal. Third party documentation such as, but not limited to, a letter from a medical doctor, social worker, or mental health professional are acceptable sources of documentation. Staff must enter the service animal information into Entrata on the resident profile and generate the Service Animal Addendum for the resident to sign. Residents with approved service animal accommodation must sign the Service Animal Addendum acknowledging community rules and regulations for animals.

Remember, not all disabilities are visible. The nature of the person's disability is a private matter, and you are not entitled to inquire for details. Again, as of 2004 the Department of HUD in conjunction with the Department of Justice has ruled that if a disability is "readily apparent" then no further documentation is required.

Service animals do not need to wear any special identifying gear such as tags, or harnesses. Service animal owners/handlers are not required to carry any paperwork documenting the



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animal as a service animal. Allow a service animal to accompany the resident at all times and at all locations on the property.

The resident has the responsibility to care for and supervise the animal. The resident must retain full control of the animal at all times. This generally means that while the animal is in common areas, it is on a leash, in a carrier, or otherwise in the direct control of the animal owner/handler. When in the presence of others, the animal is expected to be well behaved. If a service animal is unruly or disruptive the property manager may ask the resident/handler to remove the animal from the immediate area. If the animal's improper behavior happens repeatedly, the manager may tell the resident not to bring the animal into any common area, until significant steps have been taken to mitigate the behavior. Mitigation can include refresher training for both the animal and the resident. As a general rule, service animals are very well behaved. Landmark Properties, Inc will not tolerate a service animal unreasonably disrupting other residents' enjoyment of the property or the destruction of community or another resident's property. If you have an unruly service animal on your property, contact your supervisor immediately.

If other residents complain about the fact that they are not allowed to have a pet and want to know why you have made an exception, simply state that our company complies with the fair housing laws. You can also refer your residents to your local fair housing agency for further details. Other residents may claim to have a fear or an allergy to another resident's service animal. Unless notified that this is a disability by a health care professional, the complaining resident will only be transferred pursuant to Landmark Properties' standard transfer policy. If you are informed of a disability caused by another resident's service animal, contact your supervisor immediately.