



Bennett Properties, LLC • P.O. Box 1231 • Charleston, SC 29402

Date _____

In order to have a pet and have it approved you must understand our expectations for having an animal. We require that you clean up any pet waste in the common areas and inside the house, non-compliance will result in having to get rid of the animal. Any other problems caused by the animal like barking, biting or jumping on people will be cause for the animal to leave the premises. In signing this agreement you agree to remove the animal from the premises permanently for any reason that the landlord deems necessary to maintain the peace and livability of the property.

We also require the dog be on a prescription flea preventative that they receive from a licensed Veterinarian. You will leave a \$400 per pet deposit, which **MUST** be approved and due **BEFORE** any animal enters the house, half of the deposit will be refundable with no signs of pet damage. We expect for any animal to be crate trained and **CRATED** when no one is at home. If we ever have to enter an apartment and there is an animal uncrated, this will be reason to remove the animal from the premises permanently. Bennett Properties, LLC has the right to enter without notice to view the apartment for any suspected damage as long as we knock on the door and announce our arrival, although we will usually try to call first to see if anyone is home. We will only do this if we suspect there is damage occurring.

Also understand that if the property shows **any** signs of deterioration that could be caused by the animal that you will then have to get rid of the animal and promptly repair the problem. We are very sensitive to responsible pet ownership. If you have any problems or questions please do not hesitate to call me at 843-577-7450. Also understand that roommates not reporting potential damage will cause possible loss of their security deposit as the lease is Joint and Several. We must have a written note or email from each tenant in the apartment granting approval for the pet to be in the apartment and they need to sign this notification as well. The pet can not be on the insurance companies list of aggressive dogs breeds. We will not jeopardize our Home Owners insurance in any way.

Sincerely,

Jamie S. Molony

Signature: _____