



RiverPlace Apartments

Pet Policy and Fees

At RiverPlace we understand that pets can be an important part of a resident's household and have developed a pet program that allows dedicated pet owners to enjoy the companionship of their animals while protecting the property and its residents.

The following pets may be permitted at RiverPlace subject to the discretion of Management, this policy and fee schedule:

- One dog (\leq 50 lbs.) or two dogs (\leq 20 lbs.), fully grown weight per household. All dogs must be spayed-neutered. The following breeds are absolutely prohibited: Doberman Pinscher, Rottweiler, Bull Terrier (aka Pit Bull Terrier), and German Shepard.
OR
- Up to two spayed/neutered cats per household.
OR
- One spayed/neutered cat and one \leq 50lbs., spayed/neutered dog per household.
OR
- Tropical fish limited to a 20-gallon tank
OR
- Two small birds per apartment, such as lovebirds, canaries, or parakeets.

No other animals, birds, fish, or reptiles will be considered. Pet offspring are not allowed.

No pets shall be allowed under any circumstances in the pool, fitness area, or tennis courts at RiverPlace, or in any other location that management may designate from time to time as "no-pet" areas for safety and aesthetic considerations.

PLEASE NOTE: Management reserves the unrestricted right to refuse to permit any pet of any sort in its sole discretion. Furthermore, Management reserves the right to remove any pet from the Property at any time under the terms of the RiverPlace Pet Agreement, at Resident's expense, for reasons related to the health and safety of RiverPlace residents and employees.

Pet Agreement:

In addition to the Apartment Lease, pet owners shall be required to sign a Pet Agreement which sets forth the terms under which the resident can keep the pet at RiverPlace. The Agreement will cover rules and regulations, pet owner responsibilities, and the conditions under which the Agreement may be revoked by Management if the pet becomes a problem. No pets will be allowed at RiverPlace unless pre-approved in writing by Management and unless Resident and Landlord sign the accompanying Pet Agreement. Updated pet vaccine records are required. A violation of the Pet Agreement and/or Pet Policy shall constitute a default under the Apartment Lease and be grounds for termination of the Apartment Lease.

Deposits and Fees:

Pet Deposit: \$500.00 due at signing of Pet Agreement. The deposit is refundable when the pet moves out provided that the pet owner has conformed to the terms of the Pet Agreement and there has been no pet damage to the apartment.

Monthly Pet Fee: \$50.00 per month for **one dog**

\$75.00 per month for **two dogs**

\$75.00 per month for **one dog and one cat**

\$25.00 per month **per cat (up to 2)**

Fees are subject to change without notice in the discretion of RiverPlace Properties, LLC and RiverPlace Properties, LLC reserves the right to waive or modify any of the foregoing policy requirements on a case-by-case basis.