

Standard Animal Registration

Approval Check List



CAMPUSVIEW
A COMMUNITY

- Completed (by owner) Animal Registration Agreement
- Completed (by roommates) Animal Occupant Agreement
- Payment of Animal Fees & Rent
- Photo of Animal
- Vet Records indicating animal is current of vaccinations
- Dogs must be licensed

***All items on checklist MUST be submitted with registration 3-4 weeks prior to move-in.**



Animal Registration Agreement



Resident Name: _____ **Unit:** _____ **Rm #:** _____

Lease Term: ____ / 20 ____ - ____ / 20 ____

Registration # _____

Registration Process:

Campus View requires all animals that reside on Campus View property be registered prior to the animal's arrival at Campus View. By signing this Animal Registration Agreement (the "Agreement") you agree to all terms and conditions outlined below. You must complete this Agreement and the Animal Occupant Agreement (the "AOA") before the animal will be approved to occupy any Campus View unit. Please allow up (1) month for review and final approval. After final approval, a Campus View representative will post an animal identifying registration number in your unit. If the unit you live in has multiple residents (i.e. roommates) the owner is responsible for presenting a copy of the AOA to all unit residents for review and signature. An animal will not be approved by Campus View unless signatures are obtained from all unit residents. If the AOA is not completed, Campus View will not approve an animal for occupancy. Campus View retains the right to revoke this Agreement if subsequently placed unit residents do not execute an updated AOA.

Ownership Rules:

Animal owners are subject to the following rules and restrictions:

- A. A photo of the animal must be provided to the Campus View office upon submission of this Agreement.
- B. No more than two (2) animals permitted per unit.
- C. Owners will be held responsible for all damage caused by their animal in the unit and/or to any Campus View property.
- D. Animals must be confined to the owner's unit and must not be allowed to roam free or be tethered unattended. Animals must not be left unattended on patios or balconies. Animals in transit are to be carried, restrained by a leash, or placed in an animal carrier. Cats must be kept as indoor pets only.
- E. An owner or anyone acting in favor of an owner is responsible for cleaning up after the animal and discarding securely bagged animal droppings in the dumpsters throughout the property. Cleaning charges will be applied to an owner's account if waste is not disposed of properly. Cat litter may not be disposed of in toilets.
- F. No animal shall be allowed to become a nuisance or create any unreasonable disturbance. Examples of nuisance behavior for the purposes of this paragraph, include without limitation:
 - a. Animals whose unruly behavior causes personal injury or property damage.
 - b. Animals that makes noise continuously and/or incessantly (e.g. barking) to the disturbance of any person at any time of the day or night.
 - c. Animals in common areas that are not under the complete physical control of a responsible human companion; meaning, on a hand-held leash of no more than six (6) feet in length or in an animal carrier.
 - d. Animals that urinate or defecate on the walls or floors of any building or unit on Campus View property.
 - e. Animals that exhibit aggressive or other dangerous or potentially dangerous behaviors.
 - f. Animals that are conspicuously unclean or infested with parasites or disease.
- G. Animals shall not be kept, bred, or used for any commercial purpose.
- H. Owner represents and warrants that the animal to be kept in a unit is not a dangerous dog. Michigan law makes it a summary offense for harboring a "dangerous dog". Under no circumstances is a "dangerous dog" permitted in a unit.

***Ownership Rules & additional policy information continued on back.**

- I. Owner agrees to abide by all guidelines in this Agreement. Failure to comply with these rules, in Campus View's sole discretion, shall result in this Agreement being cancelled. If this Agreement is canceled, the subject animal must be removed within three (3) calendar days of cancellation. If the animal is not removed from Campus View property following cancellation of this Agreement, eviction proceedings may be sought by Campus View to remove the owner.

Enforcement:

Any Campus View resident or personnel observing an infraction of any of the rules and restrictions contained herein may discuss the infraction in a neighborly fashion with the animal owner in an effort to secure voluntary compliance. If the complaint remains unresolved, it must be put in writing, signed, and presented to Campus View management for review. Campus View management has the authority to enforce these rules by assessment and collections of fines or the permanent removal of any animal from Campus View property for violations pertaining to this Agreement. Campus View has the right to assess and collect amounts necessary to repair or replace damaged areas or objects in its sole discretion.

Additional Information and Fees: (per animal)

- A. Fees: Owner is responsible for a **\$35.00** monthly increase in rent for the duration of the lease term, **\$100** cleaning fee and a **\$200.00** animal security deposit before an animal will be approved by Campus View. The animal deposit is refundable only if the animal does not cause damage to the unit, including but not limited to: stains and/or foul smells that require replacement of soft goods within unit (e.g. carpet, sofa, loveseat, bed, etc.). If the animal deposit does not cover the cost of damages caused by the animal, then the unit deposit will be used to cover these costs. Damages are assessed by Campus View in its sole discretion.
- B. Owner must provide vet records indicating the animal is current and up to date on all shots and vaccinations.
- C. Dogs must be licensed and may not exceed a 50 lbs. weight limit.
- D. Please contact Campus View management directly for more information regarding reasonable accommodations for assistance animals.

ANIMAL OWNER AGREES TO INDEMNIFY AND HOLD CAMPUS VIEW APARTMENTS, BBG CORPORATION, AND/OR THEIR OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, VOLUNTEERS, CONTRACTORS, SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY CLAIMS, DEBTS, CAUSES OF ACTIONS, OR JUDGMENTS FOR ANY DAMAGE TO ANY PROPERTY OR INJURY TO ANY PERSON THAT MAY ARISE OUT OF ACTIONS BY OWNER'S ANIMAL. FUTUREMORE, ANIMAL OWNER AGREES TO BE BOUND BY THE TERMS AND CONDITIONS HEREIN. IF ANY TERM, COVENANT, OR CONDITION OF THIS DOCUMENT OR ADDITIONAL ANIMAL AGREEMENT OF WHICH TO ANY PARTY OR CIRCUMSTANCE SHALL BE, TO ANY EXTENT, INVALID OR UNENFORCABLE, THE REMAINDER OF THIS DOCUMENT SHALL BE ENFORCED TO THE FULLEST EXTENT PERMITTED BY LAW. THIS PROVISION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

Animal Owner Information:

Owner Name: _____ Phone Number: (_____) _____ - _____
Unit Address: _____ Lease Term: ____/20____ - ____/20____

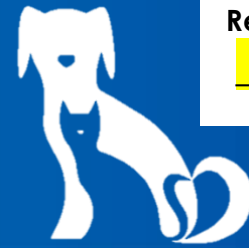
Animal Information:

Name: _____ Type of Animal: _____
Breed: _____ Color(s): _____ Weight: _____ lbs.
Animal Description: _____

Owner Signature: _____ **Date:** ____ / ____ / 20____



Occupant Animal Agreement



Registration #



For Office Use Only

Owner Name: _____

Unit Address: _____

Owner Phone # (_____) _____ - _____

Lease Term: _____ / 20____ - _____ / 20____

The roommate listed above as Owner has submitted an Animal Registration Agreement for the above described animal to reside in unit at Campus View. Under the terms of the agreement, approval is required by all other residents of the unit prior to registration approval being granted by Campus View.

I understand that by signing this document I (the undersigned) agree to the terms outlined in the Occupant Animal Agreement and give consent for the animal to occupy the unit that I have a signed lease term for.

- A. Will be held responsible for immediately cleaning up after the animal if acting in favor of the animal owner. Animal droppings are to be securely bagged and discarded in the dumpsters located throughout the property.
- B. Acknowledge that I remain responsible for common area damages unless common area damages are the clear result of the animal described above, which determination will be made in landlord's sole discretion; AND
- C. Release and hold harmless, for good and valuable consideration, landlord, its officers, directors, employees, agents, volunteers, contractors, successors and assigns from any claim, risk, demand, loss, liability, damage, and attorney fees and costs whatsoever arising from, related to, or resulting from the animal described above.

Animal Information:

Name: _____ Type of Animal: _____

Breed: _____ Color(s): _____ Weight: _____ lbs

Description: _____

_____ X _____ / _____ / 20____
Print Name Signature Date

_____ X _____ / _____ / 20____
Print Name Signature Date

_____ X _____ / _____ / 20____
Print Name Signature Date

**The Animal Registration Agreement replaces document formally known as the "Pet Owner Application".*

ANIMAL OWNERS ARE RESPONSIBLE FOR SUBMITTING ALL REQUIRED DOCUMENTATION TO THE CAMPUS VIEW OFFICE.