



# UTILITY AGREEMENT

As required in our lease, you are responsible for all utilities not included in the rent. In order to comply with the terms of the lease the following instructions and conditions apply:

You are responsible for all applicable utilities as of the beginning date of your lease. This requirement applies regardless of the seasons. This requirement applies regardless of the date you actually move in to your apartment.

Failure to have all the utilities turned on in your name and to keep them turned on as long as the lease is in effect constitutes a breach of the lease.

You must contact the utility companies in advance, pay any required deposits, and have the utility services put in your name as of the beginning date of your lease.

If you fail to have the utilities placed in your name as required above, we will be unable to give you possession of your apartment.

**I have read, understand and agree to the conditions stated herein:**

Applicant Signature \_\_\_\_\_

Date \_\_\_\_\_

Applicant Signature \_\_\_\_\_

Date \_\_\_\_\_

Revised 11-5-08



# Elmhurst, Park Place & Salem Village

## PET POLICY

The non-refundable pet fee for one pet is \$300.00 and \$450.00 for two pets. This fee is paid for the privilege of having a pet on the premises. This fee will not be applied to any damages.

We accept two pets (dogs or cats only – no other pet types allowed) per apartment home with a total combined weight not to exceed 30 pounds at full maturity. Any dogs weighing over 30 pounds at maturity are not accepted.

Certain breeds or mixes are not accepted. Specifications attached.

A current photograph of the pet is required.

Proof of current rabies vaccination required.

If there is any question regarding a pet's breed, breed mix, weight at maturity, etc. a letter from a veterinarian will be required to answer any such questions regarding the specific pet to the satisfaction of Marsh Properties.

A Pet Agreement must be signed by the applicant agreeing to abide by the rules and regulations for having a pet on the premises.

The signed Pet Agreement, non-refundable fee per pet, and all other required pet information must be submitted along with the apartment application. Apartment applications will not be processed until all required pet information and fees are submitted.

**Only the leaseholder can execute a Pet Agreement with Marsh Properties**



# Elmhurst, Park Place & Salem Village

## BREED RESTRICTIONS

In accordance with our pet policy, certain breeds of dogs are not accepted due to weight at maturity and/or temperament.

Any dogs weighing over 30 pounds at maturity are not accepted.

Any of the following full and/or mixed breeds are not accepted including but not limited to:

Basenji  
Boxer  
Chow  
Doberman  
Dalmatian  
German Shepard  
Great Dane  
Husky  
Pitt Bull  
Rotweiler  
Sharpei

This list may be amended at any time at the discretion of Marsh Properties



# Elmhurst, Park Place & Salem Village

## PET APPLICATION AND AGREEMENT

RESIDENT NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

DATE: \_\_\_\_\_

Resident understands and agrees to the following rules and regulations and agrees to abide by any other regulations which may be established by Management. Any breach of this agreement shall constitute a breach of the lease and can result in termination of resident's right to occupy the premises but resident would still be responsible for the performance of the lease including payment of rent until the end of lease term or until apartment is re-rented.

We allow up to two pets (dogs or cats only) per apartment home with a total combined weight not to exceed 30 pounds at full maturity. Any dogs weighing over 30 pounds at maturity are not accepted. Certain breeds or mixes are not accepted. Specifications attached.

A current photograph of the pet is required, plus proof of current rabies vaccination.

**The non-refundable pet fee for one pet is \$300.00 and \$450.00 for two pets.** This fee is paid for the privilege of having a pet on the premises. This fee will not be applied to any damage charges. Pet fees are not transferred to another community. A new pet fee would be required.

Resident is responsible for any damage or personal injury caused by the pet. In the event of a roommate situation, the pet owner is the sole responsible person for any pet damages.

Resident will be charged for costs of cleaning, repairing, restoring and replacing in regard to any damage to the premises including but not limited to furnishings, carpet, vinyl, cabinets, walls, doors, etc., if in the opinion of Management such expense is necessary due to stains, scratches, odors, or other damages.

**WARNING: Please be advised that once animal urine soaks into carpet, it causes such an odor and discoloration that the carpet has to be replaced. The presence of pet urine is not considered normal wear and tear. This is not an uncommon occurrence and it is very expensive. The Resident is fully liable for the expense.**

\_\_\_\_\_  
Resident Signature

**A major issue that will not be tolerated is the issue of pet waste being deposited and left in any areas of the community. Animal waste that is not removed detracts from the positive image of the community, interferes with the enjoyment of the community and creates potential health problems. In addition animal waste destroys vegetation, which harms the image of the community and necessitates costly replacement.**

**Resident specifically understands and agrees to remove pet waste each and every time the pet is walked from wherever the waste is deposited. Resident agrees to carry some form of pooper scooper and a plastic bag and to immediately remove the waste. Pet waste must be placed in a plastic bag, tied securely and immediately disposed of in the trash dumpster. No exceptions will be made.**

\_\_\_\_\_  
Resident Signature

- Pets are to be kept away from shrubbery, flowers and trees.
- Pets will be kept inside apartment at all times except when on a leash and accompanied by and under control of Resident.
- Cats must be on a leash as well as dogs. Cats are not to be put outside to “roam” day or night.
- Pets will not be chained or tied and left anywhere outside of the apartment.
- No pet equipment and supplies such as houses, cages, carriers, bedding, liter containers, food or watering bowls are to be placed or stored outside of the apartment at anytime.
- Residents will be responsible for compliance with all City and County laws applicable to the pet.
- Resident agrees that only the pet described and named below will occupy the premises. No additional or different pet is authorized under this agreement.

Resident understands and accepts that all residents do not appreciate the presence of pets in the community and that some people are truly afraid of animals. It is the pet owner’s responsibility and duty to abide by the rules and regulations and to be considerate and mindful of the rights and concerns of non-pet owners.

If Marsh Properties determines that your pet constitutes a nuisance, creates a disturbance, or threatens the safety of any person or property you will be required to permanently remove the pet from the premises.

\_\_\_\_\_  
Resident Signature

Type of pet(s) \_\_\_\_\_ (cat / dog)

<b>PET 1</b>		<b>PET 2</b>	
Name: _____	Breed: _____	Name: _____	Breed: _____

Weight: _____	Age: _____	Weight: _____	Age: _____
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Pet Fee: \$ _____	Pet Deposit: \$ _____	Pet Fee: \$ _____	Pet Deposit: \$ _____
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Date Received: _____	Date Received: _____
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LESSEE \_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_\_  
DATE \_\_\_\_\_

MARSH PROPERTIES



## ROOMMATE INFORMATION

### **Roommates-Co-Applicants**

In qualifying and processing roommates as co-applicants we get individual scores and a combined lease score. When we use the combined lease score applicants understand that one roommate may be considerably less qualified as an individual under our scoring system. However, processing roommates as co-applicants and using the combined lease score can sometimes give roommates an increased chance of being approved.

We prefer that both roommates be named as Lessees on the lease.

If the combined lease score is Conditionally Approved and one of the applicants has an Approved score individually and the other applicant is Conditionally Approved we can process the combined application as Approved.

**If one applicant is Approved and the other is Denied the Approved applicant can be put on the lease as the Lessee and the other applicant can be named as an Authorized Occupant. THE ONE LESSEE WOULD BE TOTALLY RESPONSIBLE FOR THE FULL PERFORMANCE OF THE LEASE.**

**(An Authorized Occupant Form would have to be signed by all parties under this condition.)**

**If a roommate needs a co-signer the roommates cannot be processed as co-applicants. The applicant and the co-signer must be processed together. Only a parent or legal guardian can co-sign for an applicant. Adult children can co-sign for their parents. The combined score must be in the Approved category to qualify. Individual scores will not be considered. Each must pay an application fee and a security deposit. If a co-signer is involved the co-signer must sign this form directly under the applicant's signature.**

**If the roommate is Conditionally Approved he can be named as a Lessee with the Approved roommate/co-signer Lessees. If he is Denied he can be an authorized occupant if all parties agree and sign The Authorized Occupant Agreement.**

**All named Lessees on the lease are held jointly and individually responsible for the full performance of the lease and for the payment of any damages and other charges. Each Lessee who will occupy the premises must be a named insured on the required renters insurance policy.**

We have read and understand the above information.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Marsh Properties

\_\_\_\_\_  
Date

**December 22, 2008**