

Dog Agreement Policy

The following Dog Policy and Agreement is part of the lease for ___ (address) ___, located in ___ (town/state) ___. A dog may be allowed to be owned and on premise with the following contingencies:

Breed/Size/Age/History

- 1) A size not to exceed 40 pounds
- 2) No Pit Bulls, Rottweilers or other "guard dog" breeds permitted
- 3) Dog must be an adult of at least one year old; no puppies
- 4) No dogs with an aggressive background or history is allowed
- 5) Dog must be spayed or neutered

Doggie manners

- 1) Dog must have good manners, including:
 - a. Leash manners
 - b. Friendly to people
 - c. House trained
 - d. Strong recall (come-when-called)
 - e. Strong stay
- 2) Excessive barking is not permitted
 - a. If the dog continues to bark excessively after the first 48 hours in the home, the dog cannot continue to stay on the premise
 - b. If the dog barks excessively while tenants are absent, the landlord must alert the tenants to the disturbance within 24 hours, allowing some time for the tenants to work on the issue
- 3) A basic manners/obedience class must be completed within three months of adoption/acquiring the dog
 - a. Proof of course completion in the form of a copied certificate or signed note from trainer must be provided to the landlords

Tenant responsibility

- 1) Tenant is responsible for cleaning up after the dog immediately (inside and out). A "pooper scooper" or disposable plastic bags should be carried by the guardian and disposed of properly in designated receptacles, such as a trash can or dumpster.
 - a. Under no circumstances should any pet debris be deposited in a toilette as blockage can occur
- 2) Tenant will restrain the pet to prevent it from gnawing, chewing, scratching or otherwise defacing doors, walls, windows and floor coverings in the unit and building common area. Any destruction by the animal to the unit is the responsibility of the tenant to replace/repair
 - a. Damage caused by the tenant's dog must be reported to the landlords as soon as possible; proper action to replace/repair damage will be decided upon then

- 3) Dog must be leashed at all times when in the hallways and staircases of the premises
- 4) Tenant must follow (town) rules and regulations for licensing the dog
- 5) No more than one dog is allowed to live in the unit
 - a. Tenants must check with landlords before being allowed to “dog sit” or have an additional overnight dog visitor. Visiting dogs must follow the same rules and policies in this agreement.
 - i. Only dogs of friends and family allowed visiting. Unit is not to be used as a “doggy daycare”
- 6) Tenant is responsible for the proper care of the dog— including good nutrition, regular grooming, exercise, flea control, routine veterinary care and yearly inoculations. Dog must wear proper tags and licenses and collar at all times.
 - a. Proof of proper vaccination, spay/neutering, annual check-up, and vet contact info may be requested at the landlord’s discretion
- 7) Tenant is also to keep the unit and its immediate surrounding area free of dog odor and maintain the unit in a satisfactory condition
 - a. Landlord may check in the unit to make sure unit is being kept in a satisfactory condition, following Massachusetts law of “reasonable” notice. MSPCA recommends checking quarterly, with the number of check ins increase or decreasing over time by the landlord’s discretion
- 8) The care and ownership of the dog shall not interfere with the payment of rent

If any of these contingencies are not met, the dog will have to be relinquished to the MSCPA or other shelter, or tenants have 30 days to evacuate the premises. Signing below shows agreement and acknowledgement of the above rules, policies and regulations.

Tenant 1

Landlord/Management 1

Date: _____

Date: _____

Tenant 2

Landlord/Management 2

Date: _____

Date: _____