



PET POLICY

PLEASE INITIAL THE FOLLOWING:

_____ **I do not have a pet** nor do I anticipate getting one. I understand that I will not be able to transfer to a pet building until after I have lived on the property for a minimum of 12 months.

_____ **I have a pet(s)** and/or anticipate getting one in the future. I understand that I must be placed in a pet designated building and that I must submit the Cat Addendum and all required fees prior to moving my pet into the building.

THE FOLLOWING PET POLICY IS ATTACHED TO AND PART OF THE CAT ADDENDUM. MALLARD LAKE WELCOMES PETS WITH THE FOLLOWING RESTRICTIONS AND REQUIREMENTS SET FORTH IN THIS PET POLICY. IF YOU ARE FOUND TO BE IN VIOLATION OF THESE POLICIES, YOU WILL FACE FINES AND POSSIBLE EVICTION PROCEEDINGS. UNAUTHORIZED PETS WILL NOT BE TOLERATED.

1. Only two (2) cats are allowed per apartment in designated pet buildings only.
2. Dogs are prohibited.
3. Fish tanks up to 25 gallons are permitted. Residents with tanks 20-25 gallons must provide Management with proof of renter’s insurance and must live in a first floor unit.
4. Small caged animals, such as hamsters, guinea pigs, canaries and parakeets are permitted. Resident may be asked to remove birds at Management’s discretion if multiple noise complaints are filed. It is not necessary to live in a pet designated building for small caged animals.
5. No reptiles, parrots, ferrets, snakes or other exotic animals are permitted.
6. Pet owners must submit documentation from the veterinarian stating the pet has received all necessary inoculations and that the pets fall within Mallard Lake Apartments’ criteria.
7. The Cat Addendum and non-refundable Cat Fee must be submitted prior to the pet arriving on the property. Current Cat Rent must be agreed to and written into the lease.
8. Failure to submit the Cat Addendum and abide by the Pet Policy will result in a \$25 daily fine per pet from the date the pet is recognized to be unauthorized by Management and/or the removal of the pet(s) from the premises will be required immediately. Management reserves the right to inspect any unit at any time where a pet is suspected and/or a pet violation has occurred. Any pet reported to act aggressively toward another resident, staff member, or pet will be removed from the property immediately.
9. Visiting pets are not permitted at Mallard Lake Apartments. However, if you live in a designated pet building and currently do not have a cat, you may register one (1) visiting cat for your unit, provided the pet meets the expectations of this Pet Policy. Please note—if you currently have two cats, then you may not have any visiting pets.
10. Residents are 100% responsible for the actions of their pet(s), including but not limited to any damage caused within the unit (especially urination on carpet), hallways, and/or building exteriors.
11. All cats must wear a pet identification tag listing the owner’s name and address.

I HEREBY AGREE TO CONFORM TO ANY AND ALL REGULATIONS AND ORDINANCES REGARDING MY PET(S) SET FORTH BY THE STATE OF ILLINOIS, THE COUNTY OF COOK, THE VILLAGE OF WHEELING, AND MALLARD LAKE APARTMENTS.

LESSEE SIGNATURE _____ DATE _____

\$300 FEE PAID _____ CAT ADDENDUM SUBMITTED _____ PET PAPERS SUBMITTED _____ ML REP _____

*All forms, contracts, applications and other documents distributed by Mallard Lake Apartments, in the Leasing Office or on-line at www.mallardlakeapts.com, are subject to change at any time without notice. Only the most recent version of each form will be considered valid and all residents and applicants hereby agree to abide by the policies and procedures set forth in the most current version these documents.