

EXHIBIT D
PET POLICY

PURPOSE

Section 1 Permitted Pets

Section 1.1. Elderly Households are allowed to keep common household pets in their restricted unit in accordance with this Pet Policy, including one cat or one dog, or either one or two birds, or fish in an aquarium. All pets must be registered with the Manager before being brought onto the premises, and registration must be updated each year at annual re-examination.

Section 1.2. Tenants with a Disability may keep a service or companion animal in accordance with applicable disability laws. All service animals need to wear identifying gear such as tags, harnesses, or capes when outside of the restricted unit.

Section 1.3. No vicious or intimidating animal or pet is to be kept on the premises (this includes any animal whose bite is venomous or any animal that has previously bitten anyone).

Section 2 Required Fees and Payments

Section 2.1. The tenant will be responsible for all reasonable expenses directly related to the presence of the animal or pet on the premises, including the cost of repairs and replacement in the restricted unit, and the cost of animal care facilities if needed. These charges are due and payable within 30 days of written notification.

Section 2.3. Service animals will not be charged a pet deposit, but the Tenant is liable for any damage caused by the animal.

Section 2.4. For other animals, the Authority will charge a refundable pet deposit of \$200 for each pet.

Section 2.5. The Authority will refund the unused portion of the deposit to the tenant within a reasonable time after the tenant moves from the property, or no longer owns or has a pet present in the tenant's restricted unit, if the tenant no longer has the pet, an inspection of the unit must be done to provide evidence that there is no damage to the restricted unit caused by the pet.

Section 3 Limitations

Section 3.1. Authority's authorization for pet(s) will be given on a year-by-year basis.

Section 3.2. Except for service animals, no pet will be allowed if weight exceeds 25 pounds. The 25-pound limit is for the expected adult weight of the animal.

Section 3.3. Fish aquariums must not exceed 15 gallons of water.

Section 3.4. All pets must be effectively restrained and under the control of a responsible person when passing through a common area, from the street to the restricted unit, etc. Dogs must be on a leash at all times when not in the rental unit.

Section 4 Registration

Section 4.1. Registration in accordance with Section 1.1 must include the following: A certificate signed by a licensed veterinarian stating that the pet has received timely all inoculations currently required by state and local laws; a picture must be provided at time of registration; and the name, address and phone number of person designated responsible for the pet in the tenant's absence.

Section 4.2. All animals or pets are to be spayed or neutered. If animals are not spayed or neutered and have offspring, the tenant household is in violation of this rule.

Section 5 Sanitation Standards

Section 5.1. Any animal or pet waste deposited must be removed immediately by the pet owner. Tenants will take adequate precautions to eliminate any animal or pet odors within or around the restricted unit and maintain the restricted unit in a sanitary condition at all times.

Section 5.2. All animals or pets are to be fed inside the restricted unit. Feeding is not allowed on porches, sidewalks, patios or other outside area.

Section 6. Potential Problems and Solutions

Section 6.1. Tenants will not permit any disturbances by their pet, which interferes with the quiet enjoyment of other tenants; whether by loud barking, howling, biting, scratching, chirping or other such activities.

Section 6.2. The Authority may enter the tenant's restricted unit to inspect the premises when circumstances so warrant, to investigate a complaint that there is a violation, and/or to check on a nuisance or threat to health and safety of other tenants.

Section 6.3. If the pet is threatened by the incapacitation or death of the owner (or by extreme negligence), and the person designated pursuant to Section 4.1 is unwilling or unable to care for the pet, the Authority may place the pet in proper facility for up to 30 days at the pet owner's expense. If there is no other solution at the end of 30 days, the Authority may donate the pet to a humane society. Cost of this professional care will be borne by the pet owner.

Section 6.4. Excluded from the premises are all animals and/or pets not owned by tenants, except for service animals.

Section 6.5. The authorization for a household pet(s) may be revoked at any time subject to the Authority's grievance procedure if the pet becomes destructive or a nuisance to others, or if the tenant fails to comply with this policy.

Section 6.6. Violation of this Pet Policy by a Tenant is subject to: Mandatory removal of the pet from the premises within 3 days of notice from the Authority; or if for a threat to health and safety, removal within 24 hours of notice; or Lease termination proceedings.

Section 7 Indemnification by Pet Owner

Section 7.1. The Tenant shall indemnify, defend and hold harmless the Authority, the Agency and the City from and against any and all claims, actions suits, judgments and demands brought about by actions or damages caused by the Tenant's pet(s), guide animal, hearing animal, assistance animal, seizure response animal, companion animal, or emotional support animal. Any injury or damage to persons or property caused by Tenant's pet(s), guide animal, hearing animal, assistance animal, seizure response animal, companion animal, or emotional support animal shall be the liability of said Tenant. At the Tenant's discretion and expense, Tenant is responsible for securing liability insurance for such purpose.

This policy is incorporated by reference into the Lease Agreement signed by the resident, and therefore, violation of the above Policy will be grounds for termination of the lease.

Acknowledgement by Tenant

END OF EXHIBIT D