

Align Real Estate Management

Standard Pet Policy

This policy establishes the standard weight, breed, fee, and deposit terms for animals kept in any Align-managed dwelling unit. It applies unless a property-specific lease addendum states otherwise, and does not apply to service animals or emotional support animals as described in Section 5 below.

1. Weight Limits

- Pets up to 35 lbs (full adult weight) are allowed without additional review.
- Pets between 35–50 lbs may be allowed at management's discretion, subject to the fees below.
- Pets over 50 lbs are not permitted, except where required by law (see Section 5).
- Maximum of two (2) pets per dwelling unit.

2. Restricted Breeds

The following breeds and their mixes are not permitted, consistent with the exclusions applied by most residential liability insurance carriers:

- Pit Bull Terrier / American Staffordshire Terrier / Staffordshire Bull Terrier
- Rottweiler
- Doberman Pinscher
- German Shepherd
- Presa Canario
- Chow Chow
- Akita
- Alaskan Malamute
- Siberian Husky
- Great Dane
- Mastiff (including Cane Corso, Bullmastiff, Tibetan Mastiff)
- Wolf-hybrid
- Karelian Bear Dog

A mixed-breed animal that is visually identifiable, or self-reported by the resident, as predominantly one of the above breeds is subject to the same restriction.

3. Fees and Deposits

- Pet rent: \$75.00 per month, per pet.
- Pet deposit: \$500.00 per pet, added to the resident's general security deposit.

The pet deposit is not refundable until all residents have surrendered the premises, even if the animal is removed earlier. Pet rent and deposit amounts do not limit the resident's liability for property damage, cleaning, defleaing, or deodorizing beyond those amounts.

4. Registration Requirements

- Proof of current vaccination records.
- Current city/county pet license, where applicable.
- Animal must be housebroken (dogs and cats) or caged at all times (all other animals).
- Resident must keep the animal on a leash and under supervision outside the dwelling.

5. Service and Assistance Animals

Service animals and emotional support animals are not subject to the weight limits, breed restrictions, pet rent, or pet deposit described above, in accordance with the Fair Housing Act, HUD guidelines, and applicable state and local law. Residents requesting a reasonable accommodation should contact the leasing office; supporting documentation may be requested where the disability or disability-related need is not readily apparent.

This document is a general policy framework and is not a substitute for legal review. Breed exclusions should be confirmed against Align's current liability insurance carrier requirements, and this policy should be reviewed for compliance with any state or local restrictions on breed-specific rental policies before being incorporated into a lease.