



Providing A Place To Call "Home" Since 1973.

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6011 N. Winthrop, #203, Chicago, Illinois 60660

PET POLICY

This policy will be subject to, and limited by, any applicable laws governing service animals.

At designated properties, FPS Management will allow a dog or cat to be kept in an apartment based on the conditions below, which are subject to change. The Pet Policy must be strictly adhered to and violators will be subject to fines in the range of \$25.00*\$100.00 per occurrence. The continued housing of a pet, whether temporary or permanent in nature, in violation of the terms and conditions of this policy and/or the lease shall be deemed a material breach of the lease, which if left uncured, can lead to eviction. Notwithstanding the conditions below, if the pet becomes a nuisance to other residents or the resident fails to adhere to the conditions below, landlord may revoke the pet privilege to the resident upon 30 days prior written notice. Any resident that houses an unapproved pet at the building without landlord approval shall be subject to a penalty of \$25.00 per day until such time that the pet is removed from the premises AND landlord has conducted an inspection of the apartment to confirm removal of the pet. Temporarily housing a pet for a friend/family member is not acceptable and is not allowed and will not be considered a valid defense.

Dogs

1. Two dog per apartment maximum.
2. Dog must not be over 75 pounds at maturity.
3. Dog must be spayed or neutered and show proof of such.
4. Dog must be walked off of the property onto public way in order to defecate and urinate.
5. Dog must not be allowed in the common areas for any reason other than as a matter of egress and ingress.
6. Dog owner must use the back stairs, where available, in order to walk the dog out and off of the property.
7. At time of application, applicants applying with their dog must submit a photo and documentation of their dog that shows that the dog has all required vaccinations, that the **dog has been neutered and any other supporting forms of the dog's training, if available.**
8. Owner assumes full financial responsibility for any potential damage that dog may cause to the leases premises and to any of the common areas of the property.
9. Non-refundable pet fee of \$350 and an additional \$150 for any additional dogs shall be charged to all residents housing a dog.

Cats

1. Two cats per apartment maximum.
2. Cat must be neutered or spayed.
3. Cat must remain within the rented premises. At no time, is cat allowed to roam the hallways or any of the premises common areas.
4. Owner assumes full financial responsibility for any potential damage that cat may cause to the leased premises and to any of the common areas of the property.
5. Non-refundable pet fee of \$200 per cat and an additional \$150 for any additional cats shall be charged to all residents housing a cat.

This policy is subject to change without notice or demand.

