

Berkeley Presbyterian Mission Homes  
2918 Regent St, Berkeley, CA 94705 Tel: 510-843-8202 [www.BPMH.net](http://www.BPMH.net)

## **PET POLICY**

Berkeley Presbyterian Mission Homes (BPMH) prohibits the keeping of pets other than service animals by tenants.

Tenants who wish to bring a service animal to the BPMH campus must notify the Director in writing in advance and sign a Service Animal Agreement to be attached to the Lease Agreement. As specified in the Agreement, owners must submit a photo of the animal and the required documentation, signed by a licensed veterinarian or state/local authority, that the animal has received all inoculations required by state or local law, and that it has no communicable disease(s) and is pest free. Upon vacating a BPMH unit the tenant will be charged for any cleaning or repair costs associated with pet damage (e.g. urine, claw marks).

The following rules are to be observed by owners of service animals kept on the BPMH campus:

1. Dogs must be spayed or neutered and owners must show evidence of current rabies and distemper shots, and overall good health at the time of registration. Owners must provide BPMH with the name of their veterinarian.
2. Dogs must be kept free of fleas.
3. Dogs must be licensed with the City of Berkeley and must wear identifying tags at all times. Tenants must provide proof of licensing at the time of registration and annually, in conjunction with the tenant's annual lease renewal.
4. Dogs must be leashed and under control of their owner, or other responsible individual, at all times when taken outside the unit. Owners may not permit dogs to roam on or off the property, and may not tie them to trees, poles, fences, etc. on the property at any time.
5. Dogs are not permitted off leash in the campus play area. Owners are responsible for the behavior of their animals toward other residents and are responsible for maintaining a safe environment for children and all residents.
6. Dog owners must take care to walk their dogs away from pedestrian areas and must remove animal waste and clean up after their dog. A waste removal charge of \$10.00 per occurrence will be assessed against dog owners who fail to remove waste in accordance with this policy. Such charges will be due and payable 14 calendar days after billing. After two pet waste violations, the tenant will be given a written warning. After three pet waste violations, the

Agreement will be terminated. The pet owner's failure to remove the pet once the Service Animal Agreement has been terminated may result in the initiation of procedures to remove the pet and/or termination of the pet owner's tenancy.

7. Animals may not be left unattended for unreasonable periods of time. BPMH reserves the right to consider the presence of an unattended animal an emergency, and will enter the unit to remove it if deemed necessary.
8. Owners must keep their animals under control at all times and must ensure that other residents are not disturbed by odor, barking, aggressive behavior or personal injury. When an animal causes physical injury of any kind to any person on the property, BPMH will promptly request that the owner remove the animal, at which point the owner must immediately comply. If the animal is removed as a result of any aggressive act on the part of the animal, BPMH will automatically terminate the Agreement and the animal will not be allowed back on the premises.
9. Owners are expected to exercise responsible and courteous behavior so that the presence of their animal on the property in no way violates the rights of others to peaceful enjoyment of the premises.
10. BPMH staff, including maintenance personnel, reserve the right to refuse to enter a unit to perform work where there is an unattended animal.
11. BPMH owners when off campus property agree to abide by the City of Berkeley's Municipal Codes including Section 10.04.090, a portion of which states: Except in an area specifically set aside and designated by the City Council as a "dog park" or "off-leash" area, no owner/guardian or keeper of a dog shall allow or permit such dog, whether licensed or unlicensed, to be or run at large in or upon any public place or premises, or in or upon any private place or premises, other than those of said owner/guardian or keeper except with the consent of the person in charge of said private place or premises, unless such dog is securely restrained by a substantial leash not to exceed six feet in length and is in charge and control. An obedience-trained dog under effective charge and control within six feet of his master shall be deemed to be on a leash.



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**SERVICE ANIMAL AGREEMENT**

This Agreement serves as an addendum to the dwelling lease dated \_\_\_\_\_ between the Berkeley Presbyterian Mission Homes and:

Tenant Name \_\_\_\_\_ Street Address \_\_\_\_\_.

Both parties agree that the Tenant has requested permission in writing to keep a service animal in his/her unit, and that said ownership is approved subject to execution of this Agreement and compliance with the Rules attached. Both parties further agree that the following information on the animal was provided by the tenant:

Generic species: (normally dog) \_\_\_\_\_

Approximate Age \_\_\_\_\_ Size/Weight \_\_\_\_\_

Description of animal: \_\_\_\_\_

Name of Veterinarian \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

City License No. (photocopy of official licensure must be submitted within 30 days of occupancy) \_\_\_\_\_

Check: Evidence of the following received:

Spaying/Neutering [\_\_\_\_\_] Distemper/rabies shots [\_\_\_\_\_] \_\_\_\_\_

Person who has agreed to remove and care for animal at the request of BPMH in case of emergency:

Name \_\_\_\_\_ Relationship \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ E-mail \_\_\_\_\_

Executed on this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

Signed: Tenant, \_\_\_\_\_

BPMH Executive Director