

# Turn-Key Properties, LLC

7312 East 67<sup>th</sup> Street, Kansas City MO 64133

Phone 816.313.8876

e-mail: [info@turnkeyproperties.us](mailto:info@turnkeyproperties.us)

web site: [turnkeyproperties.us](http://turnkeyproperties.us)

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## PET POLICY

- ALL PETS must be spayed or neutered!!
- No dogs in apartments, duplexes or townhouses unless it is a tiny dog like a Poodle and approved by the owner and apartment association.
- A cat is ok most places, except where there is new carpet or the owner will not allow cats.
- Birds also require a Pet Deposit.
- There is a minimum \$200. Pet Deposit PER Pet, if the pet is accepted. Some larger dogs and some properties may require a higher Pet Deposit.
- Even if the pet is strictly an outdoor pet, there is still a Pet Deposit
- We must have a “meet & greet” and “photo session” with all dogs. The dog must be brought into the office for us to meet and take photos of. Dogs must be sociable and comfortable meeting new people.
- Photos of cats must be provided to our office.
- We have photos of every pet allowed on the property and those are the ONLY pets allowed on the properties. If other pets are found on the property, they will be deemed strays and taken to the nearest animal shelter. **DO NOT BRING UNAUTHORIZED PETS ONTO THE PROPERTY!**
- The owner of each individual property has the final approval or denial of any pet for their property.
- NO dogs under one (1) year old EVER.
- NO breeding, pet “sitting” business or any other commercial pet operation allowed on the

premises EVER.

- NO pet “sitting” for friend’s animals allowed. NO animals, except the approved animal allowed on the property.
- The following dog breeds are not allowed in any property EVER:
  - ↓ American Pit Bull Terriers or ANY Pit Bull breed
  - ↓ Olde English Bulldogge
  - ↓ American Bulldog
  - ↓ Alapaha Blue Blood Bulldog
  - ↓ Valley Bulldog
  - ↓ Bull Mastif or any type of Mastiff
  - ↓ American Staffordshire Terrior
- Limit of two (2) dogs per property. Total combined weight of both dogs cannot be over 100 lbs.
- Limit of two (2) cats per property.
- Limit on combination of cats and dogs is typically one (1) of each, but final determination is per property.
- For each small dog under 25 lbs and/or under 16” tall, **the amount of the Rent for the unit increases by \$15. per month, per dog.**
- For each dog 26 lbs and/or over 17” tall, **the amount of the Rent for the unit increases by \$20. per month per dog.**
- For each cat, **the amount of the Rent for the unit increases by \$15. per month per cat.**
- Additional Rent and Pet Deposit for all other types of animals will be determined on a case by case basis, depending on the animal, the property, the owner’s wishes and other factors involved. **Additional rent is NOT to be considered Pet Rent, but the amount of rent for that particular unit.**
- NO guarantees are made by this Pet Policy that ANY pet will be accepted! Any and ALL pets MAY be rejected based on individual circumstances.