Asbury Seminary Pet Housing Policy

Office of Student Services
204 North Lexington Avenue, Wilmore, Kentucky 40390
859.858.2188 | fax: 859.858.2021 | family.housing@asburyseminary.edu

Lessee must have completed a Pet Application Form and is therefore granted permission by the Office of Student Services to keep one pet in their assigned a Pet Housing unit only (pets are not allowed in any other Seminary building or on the main Seminary grounds) under the following terms and conditions:

1. The pet must be one of the following:
   - A cat or
   - A small to medium sized dog under 50 pounds and not of the following, prohibited breeds (including but not limited to):
     - Pit-bull/Pit-Mix
     - German Shepherd
     - Doberman
     - Rottweiler
     - Chows
     - Wolf-hybrids
     - Mastiffs
     - Huskies
   and Lessee may not have more than one pet in the unit at any time.

2. Lessee may only allow the pet out of the Lessee’s unit or fenced-in area if the pet is under the complete control of a responsible human companion and on a hand-held leash or in a pet carrier. The pet should never be tethered or tied to anything outside or be without human supervision.

3. No pet may exhibit any aggressive behavior towards humans or other pets or animals. Such behavior is determined on a case-by-case basis by the Student Services staff or Facilities staff, and such staffs in consultation may choose to take action including but not limited to requiring the removal of the pet and/or the termination of the Lessee’s lease.

4. Lessee agrees to adhere to all local ordinances, including leash and licensing requirements.

5. Lessee will be responsible for the full financial costs to repair and/or replace any damage to the exterior or interior of the grounds, premises, flooring, walls, trim, finish, tiles, carpeting (to include stains), appliances, etc., caused by the pet. Lessee agrees to pay all costs involved in the restoration of the damaged property to its original condition.

6. Facilities staff may not enter a room to perform any maintenance (whether routine or emergency) if a pet is inside. The pet must be secured in a pet carrier/kennel or in another room in the unit for the entire time the Facilities staff is present.

7. Lessee will provide adequate and regular veterinary care, as well as ample food and water, and will not leave pet unattended for any undue length of time. Lessee will diligently maintain cleanliness of litter boxes as well as pet sleeping and feeding areas. Lessee will also prevent pets from engaging in behaviors or creating excessive noise at a level that disturbs neighbors, including, but not limited to, barking, jumping, and running.

8. Lessee agrees to indemnify, hold harmless, and defend Lessor or Lessor’s agents against all liability, judgments, expenses (including attorney’s fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by Lessee’s pet.

9. Lessee agrees to submit to Student Services updated rabies vaccination records/shot records in compliance with Kentucky law. Lessee agrees to ensure that the Lessee’s pet wears a vet-issued rabies tag at all times.

10. Lessee guarantees that the pet is housebroken and agrees to clean up after his/her pet and to dispose of the pet’s waste properly and immediately.

11. Lessee must remove their pet from campus when they move or if required by Lessor for any other reason. Failure to remove the pet under any such circumstances will result in a fine or other action.

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12. Lessee agrees to pay a non-refundable Pet Deposit in the amount of $300 in-full before occupancy of the unit. This deposit is in addition to the Housing Deposit, which is equal to one month's rent.

13. Lessee agrees to pay a $50 monthly pet rent, which is in addition to the normal housing rent rate.

14. Lessee agrees that no pet is allowed to become a nuisance to the members of the Asbury Theological Seminary community. A nuisance is defined as, but is not limited to, excessive noise, physical harm to humans or other pets/animals, and destruction of any property. The Student Services staff reserves the right to deem any other act a nuisance.