



# Midwestern University

Office of Residence Life

Residence Life Contract and Animal Agreement

2025-2027 Academic Year

## Animal Policy:

Permission to have an animal in a MWU apartment building must be requested through the Midwestern University Residence Life Housing Office - Glendale Campus, which has total discretion in the handling of such requests. Apartments are limited to 3 animals per unit. If a student wishes to have more than 3 animals, the student must appeal their request to the Manager of Residence Life and Dean of Students. **Only apartments in buildings A, B, C, D, E, and F are designated as animal friendly apartments. Apartments in buildings G, H, J, K, L, M, N, P, and Q are not designated as animal friendly apartments and, as such, any requests to have an animal in these apartments will not be granted.**

Residents requesting to have an animal in an approved MWU apartment must submit a written request to the Residence Life Housing Office and must sign the animal agreement prior to moving on campus/obtaining an animal. Failure to obtain prior written consent to have an animal in a MWU apartment and submit a signed animal agreement will result in a charge of \$500 per animal in addition to the normal animal charges described below and any other applicable rent and costs.

If having an animal is approved, the resident must provide proof of the animal's current vaccinations to be kept on file in the Residence Life Office.

## Deposits and Fees:

- Animal fee: No additional fee is required, but the student will be responsible for any damages to the apartment caused by the animal(s).
- Security deposit: The \$500 security deposit that you paid when you apply for housing may be used to cover the cost(s) of fumigation, cleaning, and/or repair of damages caused by the animal or the student. Whether the security deposit is refunded is at the discretion of Midwestern University. Of the \$500 deposit, \$250 is not refundable and only \$250 are eligible for refund if the apartment is left in good condition at move out. If the apartment is left unclean or with severe damages, the entire \$500 deposit will be forfeit.
- Should fumigation, cleaning, repairs, or replacement costs exceed the deposits associated with the apartment, the balance due will be applied to the student's account.

## **Residents agree:**

All approved animals must be housed inside resident's apartment. At no time will animals be allowed outside unattended, including balconies/patios, hallways, or any common areas. Birds shall be maintained in appropriately constructed cages at all times.

Animals going into and out of apartments must be on a leash and under the resident's control. Animals may not be taken off leash on any University property, including, but not limited to, the main campus, clubhouse, laundry rooms, outdoor areas, etc.

Please note that it is Arizona Law and MWU policy that all dogs must be on a leash when outside of your residences. Residents and their significant others should follow the appropriate steps if facing a situation where a dog may be off leash or engaging in aggressive behaviors. The first step is to not escalate the situation. Politely remind one another that animals must be leashed when walking about the campus/housing complex. It is not necessary to take photos or videos of fellow residents with their animals off leash. If someone does not feel comfortable in this type of interaction, then you can report the incident via the following steps:

- 1) If it is during business hours, please contact Jose Ponce at x3848.
- 2) If you cannot reach Jose during business hours, then call Security at x3201.
- 3) If it is **after 4:30 p.m. M-F or on weekends**, please contact the RA on duty (480-258-3247) OR Security at x3201.
- 4) If the problem still does not get resolved, please contact Student Services at x3210 (during business hours) or email Dr. Shannon Sesterhenn at [sseste@midwestern.edu](mailto:sseste@midwestern.edu).
- 5) Be professional at all times.

Animals shall not be left alone for extended periods of time in any apartment. In the event it is learned that an animal is or has been left alone in an unoccupied apartment for an extended period (e.g., due to vacation, illness, or other absence) and is not being properly cared for, the University shall attempt to contact the resident to remove the animal. If this is not successful, the University in its discretion may allow access to the apartment to have the animal removed to an appropriate animal shelter. All such actions taken shall be recorded in the resident's file and all costs incurred will be billed to the resident's student account.

Resident is responsible for ensuring his/her animal(s) do not make loud noises, disturb, annoy, or cause any nuisance to neighbors, or other members of the campus or community. A resident who fails to remedy the situation after 1 warning will receive a 30 day notice to remove the animal from the premises. If the animal is not removed, the resident will be fined \$25 per day until the animal is removed.

Resident must be present for all routine or requested maintenance work or have the animal appropriately secured (e.g., kennel or gate) while University staff is working in the apartment. Also, the presence of an animal may not interfere with routine "Pest Control Treatment" of apartments.

Visitors and guests are not allowed to bring any animals on or about the premises or grounds unless permission has been granted in writing in advance by the Residence Life Animal Committee or a designee. Animal visitations for short or longer periods of time nor pet sitting will be allowed in buildings G-Q. If found in violation of policy and if the animal is not removed, the resident will be subject to disciplinary action and may be evicted.

Living spaces where animals are housed must be kept clean, safe, and free of parasites, including but not limited to fleas.

All animals must be maintained in accordance with applicable state and local laws. Dogs and cats must wear current vaccination and identification tags at all times.

Resident is fully and solely responsible for disposal of animal waste, both inside and outside the apartment. It is the resident's responsibility to shovel feces from University grounds, dispose of in a plastic bag, and place that bag in the garbage dumpsters. Cat owners must place soiled cat litter in tied plastics bags and dispose of bags in garbage dumpsters. Failure to pick up animal waste in common areas will result in a \$25 animal waste removal charge per occurrence.

If the University, in its sole discretion, determines that the presence of an animal constitutes a risk in any way, including to any person or property, or if an animal attacks, bites, or behaves in an aggressive or threatening manner, the animal is subject to immediate removal from the MWU property. The resident will be in breach of the terms and conditions of this agreement and will be subject to a fine of \$50 per day until the animal is removed. If the animal is not promptly removed, the resident may also be required to vacate Midwestern University's housing and forfeits any all paid rent, fees, costs, and deposits.

**My signature indicates that I agree to abide by the terms of this agreement and am responsible for any information contained in this agreement and the Midwestern University On-Campus Housing Handbook.**

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Signature