

PET POLICY

The following pet policy applies to all potential applicants and existing clients wishing to obtain a pet. **All applicants with pets must use Pet Screener** after completion of the Leasing Application. PetScreening fee is **\$25 for one pet and \$15 for each additional pet.**

If no pets are disclosed on the application, the Landlord has the right to refuse acceptance of future or undisclosed pets.

Please consider the following breeds (fully or partially/mixed) as **“Unacceptable”**

Dogs will be rejected if they are fully or appear to be of the following breeds. The character of your dog, if one of the breeds named below, may be docile and well trained. However, no exceptions can be made.¹

<ul style="list-style-type: none"> ● Pit-bull Terrier ● American Bull Dog ● Bull Terrier ● Staffordshire Terrier ● Presa Canario ● Rottweiler ● Doberman Pinscher ● German Shepherd 	<ul style="list-style-type: none"> ● Akita - including Japanese and Akita Inu ● Bernese - including Mountain Dog, Berner Sennenhund & Bernese Cattle Dog ● Husky (including American Eskimo, Siberian & Greenland) ● Wolf Hybrids 	<ul style="list-style-type: none"> ● Mastiffs (Including Anatolian Shepherd, Dogue de Bordeaux, Neapolitan, Tibetan, English, Spanish & Bullmastiff, Cane Corso) ● Chow Chow ● Malamute ● Any dog with a biting history
<p>Additional breeds will be declined due to size restrictions. These breeds include, but are not limited to: Saint Bernard, Great Dane and Great Pyrenees.</p>		

¹ Special consideration is given to dogs that assist tenants with special medical needs, provided medical documentation is submitted.



RENTAL CRITERIA FOR PETS:

Policies on domestic pets vary from property to property. Certain owners do not permit any pets while other owners may permit only a specific pet type. Please refer to the MLS listing for the home for which you are applying. Unless otherwise stated in the listing, there is a 2 pet maximum. The following guidelines apply:

1. No puppies allowed. Dogs must be 24 months of age or older.
2. Cats must be at least 12 months of age.
3. Male cats must be neutered.
4. All pets must be licensed and current on vaccinations. (Vaccination records must be submitted along with photos of pets at time of application).
5. No aggressive or mixed aggressive breed dogs will be accepted. Please refer to "Pet Policy" for a list of dog breeds not accepted.
6. Animals in a cage or tank are subject to a non-refundable pet fee of \$250 and a \$30 a month pet fee. All birds must be confined in cages and not allowed to reside outside their cage. No ferrets, reptiles or rodents of any kind are permitted as pets.
7. A non-refundable pet fee of \$400 is required for the first pet and \$250 for a secondary pet.
8. Your monthly pet fee is based on your PetScreener rating for your pet. Pets that are 3-5 stars will be \$30 a month. A 2-star pet is \$50 a month. A 1-star pet is \$80 a month. Star ratings are based on factors such as age, breed, size, and training.
9. All rental applicants with household pets or service/companion/assistance animals are required to submit a per pet application through Pet Screener as part of our rental application process.

FOR THE DURATION OF YOUR LEASE:

1. You must keep your PetScreening Profile active. There is a yearly fee that will be charged to you of \$25.00. Vaccinations must be kept current.
2. There is a \$75.00 per year fee due for the annual pet inspection of your property.