

## Animal Services

Most renters keep animals. Our experience is that A+ tenants have A+ animals. In fact, we have found that children cause more damage than do animals. Your advertised rent includes keeping up to two animals and we do not charge “pet rent” since the increased Security Deposits will cover damage, and you cannot charge a tenant extra for wear and tear.

We do require the tenant to pay for the pet inspections, management, and screening services for your benefit. We provide the Property Owner with an animal performance warranty where we will refund up to \$1,000 per animal applied toward your next Lease Placement if the animal does not perform as required.

### **Our Animal Screening Services Include:**

1. Screening all Animals based on a scale for each of the following: Age, Weight, Neutered/Spayed, Species, and Restrictions.
  - a. We collect information on Emergency Contacts, Service Provider, Photos, Microchip Locating
  - b. We verify vaccinations for Rabies, Distemper, Bordetella, Canine Influenza, Leptospirosis
  - c. We have the animal owner sign an attestation that their animal has insurance, completed a 3<sup>rd</sup>-party training program, gets regular vet visits, has never bitten anyone, is house trained, does not have damaging habits, is kept on a leash when outdoors, has never bitten an animal
  - d. We confirm that the pet owner carries insurance if required
  - e. We screen for restricted breeds (even when the tenant claims it is a “mix”)
  - f. Agreement that the pet owner will clean up waste and obey all ordinances
  - g. Confirmation they are in compliance with city licensing regulations.
2. Annual renewal of the above screening prior to lease renewal.

### **Our Assistance Animal (ESA/SA) Services Include:**

1. Legal review of all medical documentation for Reasonable Accommodation requests



2. Legal fraud prevention review
3. Annual updates to medical documentation

**Our Animal Management Services Include:**

1. Responding to neighbor complaints
2. Registration with HOA when required
3. Managing visiting pet registration and enforcement
4. Annual vaccination and registration updates
5. Carpet Cleaning at the end of the Tenancy
6. Ozone Treatment at the end of the Tenancy

**Our Animal Inspection Services Include:**

1. Up to 3 interim animal inspections per term based on complaints and observation of care of property
2. Formal Incident Reports upon complaint/observation