

Renting with Pets

Many landlords are nervous about tenants bringing pets into their apartments. If not taken care of properly, pets can cause damage to apartments and possibly to other tenants.

The Humane Society and PAWS.org share tips on how to approach landlords about your pet.

FIND PET-FRIENDLY LISTINGS

Many apartments offer pet-friendly housing, but most of the time, landlords put limits on the weight, breed or type of pet. Make sure when signing a lease that your pet fits the description of those allowed to be owned by a tenant. If your pet does not fit the description, talk to the landlord before moving on in search of another listing.

The Humane Society shares the following tips for those in search of animal-friendly listings:

- Allow as much time as possible to search for an animal-friendly listing.
- Research animal-friendly



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listings and Realtors using classified ads.

- Reach out to friends and family, using networking sites and social media to find possible connections and opportunities.

- Look for community guidebooks in your local supermarkets.

INTRODUCING YOUR PET

A great way to ease the mind of a possible landlord is

to bring your pet to the leasing office when you place the application. According to the Humane Society, you should highlight your pet's best qualities with a pet resume. Your pet's resume should include a photo, favorite activities and any training certifications your pet has. You should also include a short story of how you acquired your pet and reference letters from veterinarians, friends or even past

landlords.

The Humane Society says the resume also should include a proof of vaccinations, shots and proof that your pet is spayed or neutered.

You should be honest and disclose any behavioral problems your pet has. It is better to talk to the landlord or leasing office early instead of getting complaints from other tenants.

EASING PET TENSIONS

If your pet resume hasn't eased the tension between you and a possible landlord, PAWS.org, a non-profit organization that advocates the value of the bond between humans and their pets, provides list of possible solutions to the pet tension:

- **Propose a trial period.**

Offer a short-term trial period, during which the landlord can see if you and your pet will be acceptable long-term tenants.

- **Ask before you adopt.** If you decide to adopt a pet while renting, discuss it with your landlord or leasing office first. If your landlord says no to a dog, see if they may accept other pets such as a cat or other small animals.

- **Be responsible.** If a landlord or leasing office accepts your pet, the most important responsibility you have is to set an example. Do not allow your animal to damage the rented property in any way. Make sure you keep your dog from barking or your cat from roaming the apartments. If for any reason your pet causes damage, tell your landlord or leasing office immediately.

If you continue to have problems with a landlord about your pet, consider moving apartments or keeping your animal with a friend or family member until you can make other arrangements.



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REAL ESTATE 101



Budget for a Pet Deposit

Most landlords who allow pets will charge a separate pet deposit. This can be anywhere from \$200 to half a month's rent. Ask your landlord if the pet deposit is refundable. If your pet does not damage the property, you might receive your full deposit back when you move out. Sometimes part of the pet deposit is non-refundable, meaning the landlord will keep the deposit to cover costs associated with cleaning the apartment after you move out, such as costs for carpet cleaning.

HOMEWISSE GLOSSARY

Abatement of rent: If the apartment unit becomes uninhabitable — such as due to fire or some natural disaster and you can no longer live in the unit — rent is not charged from the date you could no longer live there until the unit is restored to a livable manner.

SOURCE: ApartmentNinjas.com

AD SPACE