

Renting With Pets

Landlords can be understandably wary when furry friends are present. Here's how to ensure that animals can share space with you without creating problems.

Check before touring or signing a lease to make sure the prospective rental is pet friendly. If you're already renting and considering adoption, make sure your new friend will have a comfy landing spot. You don't want to have to return a rescue because they don't conform to the rules.

Keep in mind, too, that even managers who allow pets might have restrictions on the weight, type or breed. Listings and classified ads will often detail these kind of restrictions. Real estate agents, neighbors and community guidebooks may also have more information. If the paperwork or website is unclear, contact the landlord or property manager directly to make sure.



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REAL ESTATE 101

Need Help Buying or Renting?

The U.S. Department of Housing and Urban Development provides housing counseling throughout the country — and not just for those who are just starting out. Beyond helpful tips on buying or renting, this free or low-cost advice covers credit issues, foreclosure avoidance, reverse mortgages and default, among others things. Find an agency near you at (800) 569-4287 or visit hud.gov.

MAKING NEW FRIENDS

Once you've targeted a list of possible new rentals, don't be afraid to bring your pet to the

leasing office while filling out applications. This will give you, your pet and the staff a chance

to meet and become more comfortable with one another. If everyone gets along, that

may become a deciding factor in where you ultimately choose to live. Bring along all official

paperwork detailing vaccinations, shots and any spaying or neutering. The Humane Society notes that some people are actually creating pet resumes to help with introductions. They include training certifications, favorite foods and activities, a photo and other personal touches. If there are existing behavioral issues, disclose those upfront rather than waiting for a neighbor or staff member to file an official report.

EASING THE WAY

Take your pet around the property, so that he or she can familiarize themselves with their new surroundings. If they are struggling with the transition, you may consider proposing a trial period or short-term rental option with the property manager, if possible. Immediately begin training the animal to conform to the rental property's special rules regarding pets. Limit barking from dogs, and keep cats from unsupervised roaming around the property. Do your best to make sure that they do not damage your rental or the surrounding property. If something is damaged, alert the leasing office or landlord immediately. Be responsible about how they interact with neighbors and other pets, and deal with their waste in the proper manner.



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HOMEWISSE GLOSSARY

Title insurance: An insurance policy that may be purchased to protect the new owner from any liens or clouds against the title. **SOURCE:** MLS.com

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