

Our Pet Rules

We know pets are family — and we're happy to have them in our rentals. To keep everything running smoothly for you, your neighbors, and your furry sidekicks, here are the simple guidelines we follow. Nothing complicated... just clear expectations so everyone stays happy.

1. All Pets Must Go Through PetScreening

Before any pet moves in, we use a service called **PetScreening** to gather basic info, verify vaccinations, and make sure we have accurate records.

A few quick notes:

- Each pet needs its own profile
- Assistance animals and ESAs are verified through the same platform
- Even if you don't have a pet, you'll complete a quick "No Pet" profile
- No pet is considered approved until I send written confirmation

It's super easy and keeps everything fair and consistent.

2. Renters Insurance With Pet Liability Is Required

If you have a pet, your renters insurance must include **pet liability coverage**.

This protects everyone in case your pet accidentally causes damage or an injury. Most policies add this for just a few dollars a month.

Renters insurance is required for ALL residents — pet or no pet — so you're already halfway there!

3. Keep Your Pet Well-Managed

A few basics:

- Pets must be supervised
- No excessive barking or disturbances
- No chewing, scratching, or damage to the unit
- Keep pets leashed when outside
- No roaming in hallways or shared spaces

Basically: treat the property like you'd want someone else to treat yours.

4. Clean-Up Is Non-Negotiable

Please pick up after your pet every single time — yards, walkways, decks, anywhere.

Inside the home, keep litter boxes clean and pet odors under control.

If a pet makes a mess, residents are responsible for cleaning or repairing it.

5. Unauthorized Pets Aren't Allowed

If a pet shows up without approval through PetScreening, that's considered a lease violation.

If this happens, you'll need to:

- Remove the animal right away, **or**
- Complete PetScreening within 24 hours and request approval

(But seriously, just get approval first — it's so much easier.)

6. Tell Me If Something Changes

If you:

- Add a new pet
- Rehome a pet
- Update ESA/service animal documentation
- Notice behavioral issues

...just send a quick message. Communication solves 98% of problems before they become problems.

7. Keep Your Pet in “Good Standing”

Pets are welcome as long as they:

- Don't cause repeated noise complaints
- Don't cause property damage
- Don't show aggression
- Follow all rules in the Pet Agreement and lease

If issues come up repeatedly, we may need to revisit whether the pet can stay.

We Love Responsible Pet Owners ❤️

If you have questions about PetScreening, renters insurance, or the pet approval process, feel free to reach out anytime. I'm always happy to help walk you through it.