

Pet Policy & PetScreening Information

How I Handle Pets in My Rental Homes

I love pets, and lots of my residents have them — but I also need to make sure everyone (including the pets!) stays safe, responsible, and covered. To keep things fair and consistent, I use a service called **PetScreening** for all applications and current residents.

Here's how the process works:

1. Every applicant and resident must complete a PetScreening profile

PetScreening helps me gather accurate, verified information about each animal.

This applies to:

- Household pets
- Emotional Support Animals (ESAs)
- Assistance animals
- Even “no-pet” households (they do a free no-pet profile)

PetScreening does a background check on the animal, verifies assistance-animal documentation when applicable, and gives me a clear risk score so I can make informed decisions.

Cost to residents:

As low as \$25 per pet (set by PetScreening, not by me)

This fee includes services directly to you, such as pet profile management and access to training resources.

2. I do *not* charge pet fees or pet deposits

Instead of deposits, monthly pet rent, or extra fees, I require two things:

- ✓ **PetScreening profile**
- ✓ **Pet liability coverage on renters insurance**

This means:

- No pet deposit
- No pet fee
- No pet rent
- No hidden charges from me

You simply maintain renters insurance (which I require for all residents anyway) and add **pet liability coverage** to your policy.

This protects everyone if a pet accidentally causes damage or an injury.

3. Renters insurance is required for ALL residents

This is standard for my rentals.

If you have a pet, your policy must include:

- **Pet liability coverage** (sometimes called animal liability coverage)
- Coverage limits that meet the requirements listed in your lease

Most policies can add this for just a few dollars a month.

4. Why I use PetScreening

Here's what PetScreening helps with:

- Ensures transparency and consistency
- Reduces misrepresentation of assistance animals
- Gives me a third-party review of ESA and service-animal documentation
- Provides a formal pet risk rating
- Protects both you and me with clearly documented records

It keeps the process simple, fair, and compliant with federal and state laws.

5. Summary of What You'll Need

Whether you're applying or already living in the home, you will need:

If you have pets:

- A completed PetScreening profile (\$25 per pet)
- Renters insurance with pet liability coverage

If you do NOT have pets:

- A free "No Pet" profile through PetScreening
 - Standard renters insurance
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Questions?

If you're unsure what coverage you need or how to start the PetScreening process, feel free to reach out. I'm happy to point you in the right direction.