



PET RULES — QUICK GUIDE FOR RESIDENTS

Please keep for reference throughout your lease.

Welcome! If your household includes a pet (or will in the future), please review these simple rules. They're designed to keep everyone — including your furry crew — safe, comfortable, and neighbor-friendly.

1. PetScreening Approval Required

All pets, assistance animals, and emotional support animals **must be approved through PetScreening** before being brought into the home. No exceptions.

- One PetScreening profile per pet
 - Keep your profile up to date
 - No pet is approved until written confirmation is given
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2. Renters Insurance With Pet Liability

If you have a pet, your renters insurance must include **animal liability coverage**. This protects both you and the property in case something unexpected happens.

3. Keep Pets Under Control

Please prevent:

- Unsupervised roaming
- Excessive barking/meowing
- Jumping on neighbors
- Damage to doors, trim, flooring, screens, or landscaping
- Pets being left alone for long periods of time

If your pet is outside, they must be **leashed and supervised**.

4. Clean-Up Responsibilities

Residents must:

- Pick up pet waste immediately
- Properly dispose of waste in sealed bags
- Keep litter boxes clean and odor-free
- Maintain good hygiene for the pet and living areas

Odors, stains, or pest issues caused by pets are the resident's responsibility to correct.

5. Respect Shared Spaces

Please ensure your pet does **not**:

- Run loose in hallways
- Scratch/chew common-area surfaces
- Disturb neighboring residents
- Enter other units or private yards

Remember: not everyone is a pet person — and that's okay.

6. Damage or Disturbances

Any pet-related damage or disturbance is the resident's responsibility.

This includes:

- Scratched floors or doors
- Damaged screens
- Chewed trim or carpet
- Repeated noise complaints
- Injury or aggression

Insurance may cover incidents, but residents are responsible for any uncovered costs.

7. Unauthorized Pets

Bringing in a pet without approval is a **lease violation**.

If this happens:

- You must remove the unauthorized animal **immediately**, or
- Complete PetScreening within 24 hours and request approval

Unauthorized pets may result in fees or further lease action.

8. Changes in Pet Status

Residents must notify the housing provider if:

- You adopt a new pet
- You rehome a current pet
- You add or update ESA/service animal documentation
- Behavioral issues arise

New pets require a new PetScreening profile and written approval.

9. Keep Your Pet in “Good Standing”

Pet approval depends on:

- Positive behavior
- No repeated complaints
- No property damage
- Compliance with all lease and pet rules

If issues arise repeatedly, pet approval may be reconsidered.

Thank you for being a responsible pet owner!

If you have questions about PetScreening, renters insurance, or rules, please reach out anytime.
