



PMI BREWDER REALTY

- A. **PURPOSE:** Pet ownership is at an all-time high in the US. Most pet owners consider their pets as family and won't even consider a property that would require them to give up their beloved animal. Here are several reasons to having a pet-friendly property: (1) Approximately 70% more potential applicants will be interested in your property which means you're likely to get a higher quality of applicant, shorter period of vacancy, and higher rent. (2) Pet owners are more likely to renew their lease. (3) Pet owners are frequently more responsible tenants.

PMI Brewder Realty strongly recommends property owners to allow pets. We have stringent screening and policies in place to protect your property from unnecessary damage and we stand behind it with our Pet Guarantee.

[Petscreening.com](https://www.petscreening.com) is the Manager's third-party pet screening service.

- B. **TERMS:** Every Property under management at PMI Brewder Realty will be under this policy unless the Owner has opted out. Manager's Pet Guarantee and 30-Day Guarantee require acceptance of this policy.

Manager will determine appropriate quantity and type of pet for each Property in consultation with Owner. Typically this is no more than 2 large pets (such as dogs), and no more than 4 pets total. Manager may use reasonable judgement to change the quantity or allow/disallow certain pets without prior notice or approval of the Owner.

Pets are broken down into several categories according to our screening criteria on [Petscreening.com](https://www.petscreening.com), our third-party vendor. Pets include a broad range of animals including dogs, cats, birds, hamsters, rabbits, snakes, fish, etc. We do not allow "barnyard" animals unless the Property is suited and the Owner explicitly agrees. **Service animals** are not considered pets and are not subject to this policy except as specifically stated herein.

Marketing – Manager may advertise Property as pet-friendly.

Screening – Manager will require all applicants to agree to our pet policy and comply with our screening requirements, whether they have a pet, service animal, or not. Manager uses [Petscreening.com](https://www.petscreening.com) to process applications and collect important information about the pet or service animal that will be on the Property.

Leasing – Tenant will be required to agree to our pet policy and pet rules. Pets can be removed from Property under certain conditions and in compliance with landlord-tenant laws.

Pet Deposit and Fees – Manager will require an additional pet deposit, pet fees, and/or deposit insurance from the Tenant unless restricted by landlord-tenant laws.

Condition Assessments – Manager will look for signs of pet damage or unapproved pets during our periodic Condition Assessments. The timing and quantity of these assessments is based on the choice by the Owner in the Property Management Agreement. Ad-hoc assessments can be requested at any time for a fee.

Repairs at Moveout – Manager will restore the property to the original condition at the end of each tenancy, with the exception of normal wear and tear. This includes damages and smells caused by pets.

Costs for Damages – Manager will charge Tenant for all costs of repair and restoration. Amounts above the security deposit will be collected from Tenant. In the event we are not able to collect, PMI Brewder Realty offers a Pet Guarantee which will cover costs up to the guaranteed amount (certain conditions apply). Additional protection can be selected by the Owner in the Property Management Agreement.

C. RECOMMENDED PET RESTRICTIONS: Pets come in all shapes, sizes, and personalities. We strive to uphold the intent of the recommended restrictions but may have a situation that makes sense for a reasonable exception.

Below is an example of the questions we will ask to determine the pet-friendliness of the Property and basis for our recommended restrictions.

(1) Is Property part of an HOA or Condo Association that has restrictions on pets? yes no

If yes, provide specific restrictions: _____

(2) Is there a fenced portion of the Property that is "pet proof" (no gaps or holes)? yes no

(3) Is there flooring or other surfaces that can be easily damaged? yes no

If yes, can it be reasonably protected or replaced? _____

(4) Based on the information currently known, Manager recommends:

_____(qty) pets maximum, no more than _____(qty) medium/large dogs.

Caged or aquarium animals only.

Other: _____