



## PROPERTY MANAGEMENT **CONNECTION**

### **Pet Policy**

(Updated January 8, 2019)

Property Management Connection (PMC) is a pet-friendly management company. Our properties are owned by individual owners so certain properties may have further restrictions in addition to the standard policy. If you have more than two pets or a special situation, please contact our office and we can provide additional guidance.

#### **Standard Policy**

Tenants may keep up to two (2) pets with a total combined weight of less than 100 pounds. The pets may not be on the restricted breeds list (see below). The Tenants and Landlord must execute a Pet Agreement to the Lease Agreement in order to keep a pet.

There is no upfront pet deposit nor pet fee. There is monthly pet rent. The rate is based on a score generated by a 3<sup>rd</sup> party (Petscreening.com). Your lease will state that pet rent is \$75 per pet per month, but can drop as low as \$25 per pet per month based on the Petscreening.com score. At the conclusion of the Tenant's term, the Landlord will professionally clean the Premises, including the carpets. The cost of such cleanings will be deducted from the Security Deposit. Additionally, the Tenant will be financially responsible for any damage caused (or reasonably caused by) the pet(s).

#### **Additional Pets or Excess Weight**

If the Tenant has more than two (2) pets or the pets' weight exceeds 100 pounds, PMC will ask the property owner for approval. If the owner grants special approval, an additional security deposit equal to one-third of the base monthly rent (with a minimum deposit amount of \$500) will be required. This additional security deposit amount is due at move-in. It may also be applied towards any damages incurred by the Landlord, whether or not it is pet related.

#### **Puppies**

For the purpose of calculating weight under the standard policy, the weight of puppies (less than 2 years old) will be factored by the PMC staff based on the average weight of an adult dog of the specific breed.

#### **Screening**

PMC has partnered with PetScreening.com. It is a simple and secure tool allowing tenants who are pet owners to store all the important information about pets in one place. Tenants are required to complete a pet screening for each of their pets or companion animals prior to move-in. Pet screenings are \$20 per first pet and \$15 per pet for any after the initial animal.

As part of the screening process, the prospective Tenant shall submit to Petscreening.com a current photo of each pet along with current veterinarian records. The PMC office may also request current veterinarian records at any time, including to verify current pet weights.

There is a Paw Score with a range from 1-5 with 5 being the highest possible score. The Paw Score is directly linked to the information that you enter into the PetScreening.com website. Monthly pet rent will be based on the scoring of each pet by PetScreening.com:

- a. Five paws: \$25 per month
- b. Four paws: \$25 per month
- c. Three paws: \$40 per month
- d. Two paws: \$60 per month
- e. One paw or did not complete pet screening or pet screening expired: \$75 per month

At the time of each lease renewal, each pet will need to be re-screened at the tenant's expense. If the tenant fails to rescreen their pet(s), pet rent will increase to the \$75 per month.

PetScreening.com is an independent database and changes can only be made by the tenant. The Property Management Connection cannot change any pet information.

### **Assistance Animals**

Property Management Connection has engaged PetScreening.com to review and verify all tenant requests for accommodations for assistance animals. There is no charge to submit an accommodation request through PetScreening.com. When PetScreening.com approves an accommodation request, there will be no pet charges from Property Management Connection. If PetScreening.com denies an accommodation request, the tenant will be responsible for pet fees outlined in this document and the lease.

### **Requirements**

Tenant shall not allow pet(s) to wander outside of Tenant's exclusive portion of the property without supervision and the use of a leash. Tenant shall not tie up pet(s) outside for an extended period of time, shall not allow pet waste to litter the Property, and shall ensure that pet(s) have been spayed or neutered as well as vaccinated for the duration of the lease.

### **Restricted Breeds**

The following dog breeds default to a 1 paw rating through petscreening.com:

- Pit Bull, Staffordshire Terrier
- Rottweiler
- Doberman Pinscher
- Presa Canarios
- Chow
- Any dog with a history of biting
- Any dog with a vicious temperament