

Pet Policy Multi-Family Properties

General

- Newly Renovated Units: If the unit is newly renovated and has not had an animal living there, a “no pets” policy may be used to allow for future residents with allergies.
- Most Cases: Small pets may be allowed on a case by case basis.
 - All animals should be identified in the application. Additional information may be requested prior to approval.
 - See below for more information on what is permissible.
- Assistance Animals: Assistance animals are not pets.
 - Follow guidance published by US Housing and Urban Development (HUD) and Fair Housing Partners of Washington.
 - Verification required for non-obvious disabilities. Verification should be submitted with the application.

Guiding Principles

- Cats: Up to 2 cats are generally accepted with a security deposit of \$200 per cat.
- Small Dogs: One small dog (under 30 lbs) may be approved on a case-by-case basis with a security deposit of \$400.
 - Factors considered include:
 - Animal is trained, under control of their owner
 - No behavioral problems
 - No observable tendencies of scratching, chewing, or urinating
 - No excessive barking
 - No aggressive behavior
 - No strong odor
 - Appropriate for specific unit
- Larger Dogs: Dogs over 30 lbs are NOT permitted.
- Other Animals: Other small animals may be approved on a case-by-case basis.
 - Factors considered include:
 - Animal kept in a cage or is well trained, under control of their owner
 - Noise concerns

- Propensity to escape and/or cause damage to the property
- No aggressive behavior
- Aquarium size (if applicable)
- Forbidden Animals:
 - Exotic Animals
 - "Exotic animal" means any species of animal that is both: (1) not a domestic animal, and (2) capable of killing or seriously injuring a human being. "Exotic animal includes" venomous reptiles and amphibians, (regardless of whether the venom glands have been removed), and all snakes that are 8 feet or more in length
 - Insurance Liabilities
 - Any animal that is forbidden or discouraged by our insurance provider. This may include some breeds of dogs, snakes, or other animals.
 - We may consult our insurance provider to determine whether to approve an animal.
 - Aggressive animals or those with behavioral issues
 - We may request additional information including references for animals
 - Illegal, dangerous, or poisonous animals

Additional Policies

- Resident is responsible for both visible and invisible stains.
 - A blacklight inspection may be conducted at move in and move out.
- At move out, carpets should be thoroughly cleaned and deodorized to remove any animal dander or odor.
- Animals must be licensed and registered.
- Animals must be vaccinated and in good health.
- For dogs, dog bite liability must be included on renters' insurance.