

Pet Policy

Single Family Homes & Townhomes

General

- **Newer Properties:** If the property is new or has never had an animal living there, a “no pets” policy will 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) is generally accepted with a security deposit of \$500.
- **Medium Dogs:** Medium dogs (30-50 lbs) must be met prior to approval.
 - 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 property
- **Large Dogs:** Large dogs (over 50 lbs) are NOT permitted.
 - An exception may be allowed if (1) the carpet / flooring of the unit is at the end of its life (expected to be replaced at the next turnover), and (2) the dog is low energy and well behaved (see above criteria for medium dogs)

- 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.