

ANIMAL POLICY Animals are Animals. It does not matter what you call them or why you have them.
Cats, dogs, gerbils, and snakes are all animals.

To say that our Company is “animal or pet friendly” would be inaccurate. Animals cause damage to our rental properties. There are no “no-impact” animals that we have ever encountered.

We do however recognize that animals are very important to a lot of people.

Some of our properties allow animals and some do not. It depends on the property. Properties with carpet usually do not allow animals. We have replaced carpet with other floor coverings in many units so that the unit can allow animals. So I guess you could say we are “animal tolerant” in selective rental units.

ANIMAL FEES:

All rental properties that allow animals require a **NON REFUNDABLE ANIMAL FEE**. The amount will vary depending on the number and size of the animals. The amount usually starts at \$200 and goes up from there.

The non-refundable pet fee **IS IN ADDITION TO** THE REGULAR PERFORMANCE DEPOSIT required. Example: A \$500 per month rental unit for an applicant with credit problems and a single small animal could require the following deposits/fees.

\$1000 in performance deposit + \$200 non-refundable animal fee. = \$1200 plus rent at time of lease signing.

PLEASE NOTE THE FOLLOWING FACTS REGARDING ANIMALS ON THE PROPERTY:

Unauthorized animals on a property will always lead to eviction.

Damage caused by animals is a frequent subject of court litigation with departing tenants.

Tenants are charged with all damage caused by animals in excess of the required pet fee.

We evict tenants regularly because of unauthorized persons and unauthorized animals on our properties.

Inside or outside, animals are still animals and required animal fees.

ANIMAL RENTS ARE **ALWAYS HIGHER** THAN NON-ANIMAL RENTS. Usually \$50 per month higher.

