



## *Pet Policy*

**\* NOTICE TO ALL RESIDENTS & APPLICANTS:** Everyone must complete the screening process. This is not only for pet and animal owners but also for residents and applicants that DO NOT own a pet or animal.

iHeart is pet friendly! Pets are allowed in most of our homes. The process for any resident or applicant who wishes to keep a pet or animal is as follows:

1. Complete a separate pet or animal application at [www.iheart.petscreening.com](http://www.iheart.petscreening.com) . Residents or applicants with household pets or service/companion/assistive animals are required to submit a per pet/animal application through a third-party pet screening vendor as part of our standard pet/animal policy for all dogs and cats. Please contact iHeart Property Management regarding other animals. To begin your pet/animal application please complete on-line application at [www.iheart.petscreening.com](http://www.iheart.petscreening.com)
2. Obtain management approval prior to bringing or allowing any pet/animal on the premises.
3. Complete a pet/animal addendum.
4. Move your pet/animal into your home and enjoy!

### **PET/ANIMAL POLICY INFORMATION**

– If you have a pet(s) there is an additional per pet application charge which is administered by a third-party pet screening tool. Pet Screening is a simple and secure tool allowing you to store all the important information about your pet in one place. The benefits of registering your pet with a pet screening service are huge. An online pet screening allows you to consolidate the paperwork required to manage your pet's complicated life all in one place. Profile information includes: photos, vaccinations, microchip, training, behavioral traits as well as a special section for service/companion animals. You'll love the ease of sharing this information with all the service providers in your pets lives; pet sitters, pet daycares, groomers, veterinarians, and animal hospitals.

– All pets must be registered with iHeart Property Management and comply with all local laws for licensing, vaccinations and shots.

- No visiting pets are allowed.

– Breeds with a disposition for aggressive behavior may be prohibited.

– \$200.00 refundable deposit per Pet for dogs and cats (over 6 months, up to 70lbs, and spayed/neutered), per Cage (e.g. guinea pigs, hamsters, reptiles, turtles, etc), and/or per Aquarium (over 10 gallons) due to water. Dogs or cats that are under 6 months, intact, or over 70lbs, and Aquariums over 50 gallons will each have a \$400 deposit.

- Dogs and Cats - \$25 per month pet fee (non-refundable) for dogs and cats up to 70lbs and spayed or neutered. \$30 per month per pet for intact dogs or cats (i.e., have not been spayed or neutered). \$50 per month for pets over 70lbs.

– Fish – no monthly charge when kept in tanks or aquariums up to 50 gallons. Poisonous or carnivorous fish are not allowed.

– Birds - no monthly charge – any normally caged bird kept as a pet such as a Canary, Parakeet or Finch and must stay in cage and not be allowed to fly throughout the home.

– Guinea Pigs, Hamsters, Rabbits, chinchillas, gerbils, reptiles, or turtles – no monthly charge when kept in approved cages only. They must always be in their cage!

– All pet approvals are at the sole discretion of management or landlord. Service animals may be exempt from pet criteria pursuant to the Fair Housing Act.

\*\*\*We strongly suggest all tenants carry RENTERS INSURANCE\*\*\*

- There will be a charge of \$500 per pet, per incident, as stated in your Lease Agreement for any violation of this policy.

– You must maintain a clean and sanitary home environment with your pet or animal and clean up any animal waste anywhere on the premises from your pet or animal.