

PET POLICIES AND RENTALS

How landlords and tenants should handle pet agreement

Agent: Good morning, [Client's Name]. I understand you're interested in finding a rental that accommodates pets. It's important to understand how pet policies work in rental agreements.

Client: Hi [Your Name], yes, I have a dog and it's been a bit tricky finding a place. What should I know about pet policies?

Agent: First, it's essential to look for properties that explicitly state they are pet-friendly. Landlords who do allow pets often require a pet deposit on top of the security deposit. This covers any potential damages caused by the pet.

Client: How much is the pet deposit usually?

Agent: It varies, but it's typically a few hundred dollars. Some landlords might also charge a monthly pet fee, which is added to your rent.

Client: Is that legal?

Agent: Yes, it's legal as long as it's outlined in your lease agreement. These fees are intended to cover additional wear and tear on the property.

Client: What if the lease says no pets, but I really like the apartment? Can I negotiate?

Agent: You can always ask. Some landlords might be willing to make an exception if you can demonstrate that your pet is well-behaved. You could offer references from previous landlords or show records of pet training classes.

Client: What about service animals?

Agent: That's different. Service animals are not considered pets. Landlords are required by law to accommodate service animals, regardless of their pet policy, and they cannot charge extra fees or deposits for them.

Client: That's good to know. What should I do to make sure there are no issues after moving in?

Agent: Ensure everything agreed upon about your pet is clearly written in the lease. Keep any pet-related areas clean and address any damage immediately. It's also good practice to have pet insurance.

Client: Thanks, [Your Name]. I'll make sure to get all these details in writing before signing anything.

Agent: Absolutely, it's the best way to avoid any misunderstandings. If you need help reviewing the lease or have any other questions, just let me know.