

To pet or not to pet?

Many new landlords face the same question: Should I or shouldn't I allow pets in my rental unit? There are pros and cons for each - hopefully the following information will help you decide if you want to allow renters with pets in your rental home.

What about damage to the unit?

Typically there will be an additional fee or deposit for renters that have one or more pets. This deposit is held for the duration of the lease and is applied similarly to the security deposit. If the pet creates something that needs to be repaired or cleaned, the deposit is applied towards that.

What about odors to the home?

Responsible pet owners will know that maintaining a clean environment is a very important part of having a pet. We suggest that you require that pets be spayed or neutered makes a pet less likely to urinate to mark their territory.

What about dangerous animals?

We inquire with the animal's caretaker if you are concerned about previous behavior. We also inquire to previous landlords or personal references. Again, requiring that pets be spayed or neutered makes them three times less likely to bite.

Some questions we ask in writing to potential renters with pets:

- How long have you had your pets?
- Have there been any complaints at your current address about your pet?
- Who will care for your pet when you are on vacation?
- Has your pet been spayed or neutered?
- Does your pet wear a collar with appropriate identification?



Allowing pets in your rental home makes sense. It is your home and ultimately, you have the decision. We have a questionnaire to fill out when you sign up with ValleyWide Property Services regarding your pet preferences and we will ask all the questions you would like to know. With the correct information, you can open your home to a larger pool of applicants. Almost 50% of renters have pets. By allowing pets, you increase the marketability of your home.