



Pet or Service Animal Policy



- If a Landlord does allow a pet you will need to complete a pet profile application that is separate
- If a Landlord does allow a pet it is a common requirement to require a higher than minimum of the one-month security deposit.
- Our insurance company disallows the following pet breeds and this is not within our control: Akita, Doberman Pinscher, German Shepard, Pit Bull, Rottweiler, Shar-pei, Stafford Terrier
- Applicants must complete a Pet Application (See Pg 2) along with their rental application for any pets that will be in the home that you rent through TriCap Property Management, LLC.
- A non-refundable Pet Fee and Pet Rent are required.

1 Pet < 50 lbs = \$300.00 non-refundable pet fee AND \$25.00 per month pet rent

1 Pet > 50 lbs or 2 Pets < 50 lbs = \$500.00 non-refundable pet fee AND \$50.00 per month pet rent

2 Pets > 50 lbs and < 75 lbs) = \$600.00 non-refundable pet fee AND \$100.00 per month pet rent

Pet Policy:

NO Large Pets: Dogs over 75 lbs will not be considered.

NO Puppies or Kittens: Pets under 8 months old will not be considered

NO Bully Breeds: Pets that are bully breeds, aggressive breeds or mixes will not be considered

NO Birds: No Birds or Ferrets are allowed

CATS are on a Case by Case – Many Landlords do not allow CATS so check before applying

All female pets must be spayed and all male pets must be neutered

Only Pets that are current on their rabies and vaccination will be considered

Service Animals Exception:

All service animals are accepted without a pet fee. There is no charge for submitting a reasonable accommodation request for an assistance animal. It will be reviewed by a third-party legal review team to ensure the accommodation request meets HUD's Fair Housing Act guidelines. Please be aware of your State's laws, if any, for submitting a fraudulent accommodation request. Please contact us for more information.

PET APPLICATION

(List each pet separately)

Pet Name: _____

Pet Name: _____

Pet Breed: _____

Pet Breed: _____

Pet Age: _____

Pet Age: _____

Pet Weight: _____

Pet Weight: _____

Veterinarian Information

Name and Address of Clinic: _____

Veterinarian: _____

Vet Phone: _____ Vet email: _____

** Attach a copy of current pet records to this application or have your vet email to leslie@tricapnc.com

PET RULES PER LEASE CONTRACT

Specific written consent is required prior to allowing any other pets occupy the premises

Tenant shall pay a nonrefundable pet fee

Tenant agrees to reimburse Owner for any property damages caused by the pet on premises

Pet Addendum must be signed by all parties and attached to lease contract

Tenant is responsible for Pet waste removal from the yard as it happens and is responsible for repairing any damage to yard for un-removed pet waste.

I have read and understand the Pet and Service Animals Policy in this rental home. I/ We (and any other approved occupants in this home) promise to fully comply with the lease contract and pet addendum regarding pets.

Applicant Signature: _____ Date: _____

Co-Applicant Signature: _____ Date: _____

OFFICE USE ONLY

Approved By: _____ Date: _____

All Pet Records RECEIVED, CONFIRMED and CURRENT by: _____