

# Pet-Friendly Pet Policy



Many of our homes are pet friendly and will accept pets. If you apply for one of our homes and wish to have a pet, you will need to complete the Pet Profile Application.



- 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 = \$325.00 non-refundable pet fee AND \$35.00 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 PROFILE 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](mailto: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: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Return this application to [leslie@tricapnc.com](mailto:leslie@tricapnc.com) for review

### OFFICE USE ONLY

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

All Pet Records RECEIVED, CONFIRMED and CURRENT by: \_\_\_\_\_