



A. PURPOSE: Pet ownership is at an all-time high in the US. Most pet owners consider their pets as family and won't even consider a property that would require them to give up their beloved animal. Here are several reasons for having a pet-friendly property: (1) Approximately 70% more potential applicants will be interested in your property which means you're likely to get a higher quality of applicant, shorter period of vacancy, and higher rent. (2) Pet owners are more likely to renew their lease. (3) Pet owners are frequently more responsible tenants. Nest Property Solutions strongly recommends property owners to allow pets. We have stringent screening and policies in place to protect your property from unnecessary damage and we stand behind it with our Pet Guarantee.

Petscreening.com is the Manager's third-party pet screening service.

B. TERMS: Every Property under management at Nest Property Solutions will be under this policy unless the Owner has opted out. Broker's Pet Guarantee requires acceptance of this policy. Owner account with Nest Property Solutions must be in good standing with no violations of the terms of the Property Management Agreement. Termination of the Property Management Agreement shall cause enrollment in Pet Guarantee Program to immediately terminate, and Nest Property Solutions shall not be responsible for any claims either past or present. Tenant must have been procured by Broker. This guarantee applies only to animals approved by Broker and does not apply if a Tenant has an unapproved animal. **This guarantee excludes Service Animals per Fair Housing guidelines.**

Broker will determine appropriate quantity and type of pet for each Property in consultation with Owner. Typically this is no more than 2 large pets (such as dogs), and no more than 4 pets total. Broker may use reasonable judgement to change the quantity or allow/disallow certain pets without prior notice or approval of the Owner. Pets are broken down into several categories according to our screening criteria on [Petscreening.com](#), our third-party vendor. Pets include a broad range of animals including dogs, cats, birds, hamsters, rabbits, snakes, fish, etc. We do not allow "barnyard" animals unless the Property is suited, and the Owner explicitly agrees. **Service animals are not considered pets and are not subject to this policy except as specifically stated herein.**

Marketing - Broker may advertise Property as pet-friendly.

Screening - Broker will require all applicants to agree to our pet policy and comply with our screening requirements, whether they have a pet, service animal, or not. Broker uses [Petscreening.com](#) to process applications and collect important information about the pet or service animal that will be on the Property.

Pet Lease Agreement – Before a pet is placed in a home, the Tenant is required to sign a Pet Lease Agreement Policy that outlines the rules and obligations for having a pet in the home. Pets can be removed from Property under certain conditions and in compliance with landlord-tenant laws.

Condition Assessments - Broker will look for signs of pet damage or unapproved pets during our annual Condition Assessment. Broker also requires an additional yearly Condition Assessment at the expense of the Tenant. Ad-hoc assessments can be requested at any time for a fee.

Costs for Damages – All charges for pet damage will first be billed to the Tenant. Broker will first attempt to collect funds from Tenant to reimburse owner. If Broker does not collect these funds from Tenant, then Broker will pay these expenses within the coverage limits stated within this Agreement. The maximum payout by Nest Property Solutions per lease agreement will not exceed \$2,000. All payouts by Nest Property Solutions will be made after the Tenant has vacated the Property and after



the completion of the security deposit disposition by Broker.

Determining Type of Pets to Allow – Before placing a pet in any of the Properties managed by Broker, Broker will evaluate and recommend what type and how many pets should be allowed. Example questions Broker will use to evaluate “pet friendliness”:

1. Is the home fully fenced (no holes or gaps)?
2. Is the home part of a multifamily property?
3. Does the property have HOA or Condo restrictions on pets?

Restricted Pets:

1. Dog Breeds that are considered to be aggressive breeds by insurance companies are not allowed. Some examples of restricted breeds include, but not limited to, Pit Bulls, Staffordshire Terriers, Bull Terriers, Rottweiler, Dobermans, German Shepherds, Mastiffs, Huskies, Chows, and mixed breeds with any of the above.
2. Pets must be “house-broken”. Cats must be litter trained.
3. No puppies or kittens. All dogs and cats must be 12 months or older.
4. Cats must be spayed or neutered.
5. No ferrets or reptiles.
6. All birds must be confined in cages and are not allowed to reside outside their cage.
7. No aquariums above 50 gallons.

Please choose one (1) option below:

I accept the Pet Policy above and will allow pets based on the recommendation from the Broker. If I have any preference with the type or number of pets allowed, I will communicate this with Broker below: _____

I am choosing to Opt-out of Pet Policy above. By opting out of our pet policy, you acknowledge and accept that no pets will be allowed on the premises during the tenancy period. Furthermore, you acknowledge that this decision may reduce the potential tenant pool, as many tenants have pets and may seek properties that accommodate them. You understand and accept the potential impact on the rental market and acknowledge that it may take longer to find suitable tenants for your property due to the exclusion of pet owners.

Owner's Printed Name

Owner's Signature

Date