

# Pet Policy Information

**Note:** Each property is owned by different owners. The property owner is allowed to set their own pet policy. Everyone at Southern Homes loves pets, some property owner will allow and some won't. Please be sure to check and see if the property you are applying for will allow a pet(s), please see the property listing to determine if it will.

**For year there's been multiple properties severely damaged due to irresponsible and neglectful pet owners. It is heart breaking but more and more home owners are refusing to allow renters to bring pets into their homes.**

## If the property you are applying for will accept a pet:

1. All pets must be properly licensed, have shots required by statute, and be spayed or neutered unless registered and breeding animals. *(Please be prepared with documentation.)*
2. Breeds with a disposition for aggressive behavior are **prohibited by home owner's insurance**.
3. Most properties have restrictions on the number of pets and/or the size of the pet. Please check with the property listing for specific details.
4. Be prepared to provide a picture of your pet and vaccination records.
5. A security "pet" deposit will be charged for each pet. The amount of the deposit will vary depending on owner policy and size of the pet.
6. Have a ferret, bird, snake or something different, you would have the same process and you can screen them right here!



## **NO PUPPIES!**

**Property Owners do not want their home used for Potty Training or for the Teething stage!**

# **Pet Screening**

All **Southern Homes** applicants are required to complete a pet screening for each of their animals prior to move-in. This is part of the application process.

**Pet screenings are \$20 for the first pet and \$15 for additional pets,  
Service animal registration is free.**

Pet Screening is a simple and secure tool allowing you to store all the important information about your pet in one place. This is a national company we have hired to screen. This pet screening allows you to consolidate all your paperwork required to manage your pet's life all in one place.

Profile information includes: photos, vaccinations, microchip, and training in a special section for pets and service/companion animals. You'll love easily sharing this information with all of the service providers such as pet sitters, doggie daycares, groomers, veterinarians, and animal hospitals. When traveling, this is a life saver.

Your pet screening will automatically be shared with Southern Homes PM when you use the link below:

**<https://SouthernHomes.petscreening.com>**

# PET SECURITY DEPOSIT INFORMATION



## **INSIDE**

A pet deposit of \$250.00 refundable per inside pet under 40 lbs is required  
A pet deposit of \$350.00 refundable per inside pet over 40 lbs is required

Any dog over 75 lbs must get special written permission!

*There is an additional \$100 non-refundable deposit on all inside pets.*

\*Most owners will not allow dogs over 25 lbs inside – (Some do, But please ask us, if you have a larger dog)

**All Animal / Pet Owners Must Carry Valid Renter's Insurance Naming Each Animal – Even if Service Animal!**

## **OUTSIDE**

A pet deposit of \$150.00 per outside pet between 30 and 70 lbs is required  
A pet deposit of \$200.00 per outside pet between 70 and 120 lbs is required

*Small pets less than 25 lbs do not normally live outside!*

*They require the same as inside deposit because they usually end up inside.*

**\*\* Refundable Deposits**– When you leave the home and there isn't any damage inside or out, pest control issues or strong pet odors you will be refunded your pet deposit. Any clean up, pest control or damages will be taken out of the deposit and any difference will be refunded. However, if there is any additional damage beyond your deposit, it will come out of your security deposit. The home needs to be restored back to its original state as you received it.

**\*\* Non-Refundable Deposits** – This is a onetime non-refundable deposit to cover additional normal wear & tear to the home. This also covers a onetime Pest Control done in home.

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**We have to get permission for each pet for that home from the home owner.**

Please ask prior to viewing the home if your pet is allowed. We don't want to waste your time or ours. Each situation is different so to ask up front. This includes any visiting animals or ones new to the home.

**All pets must have a pet application** that is attached to your rental application and they must go through our pet screening process. It must be completed prior to the rental application being finalized.

You must provide an **accurate photograph** of the animal or pet you are asking permission to reside in or at the home. Once you are given permission for that specific pet, it does not give permission to bring new pets on to the property. **Owners take this very seriously and will evict tenants who violate pet policies.**

**No dog is allowed to run lose. Your dog must be secured within a fenced in yard or a chain link kennel.**