

Animals are a hot button item for landlords, some love animals and as a result are too generous with their policy, while others might be overly cautious on the subject. As landlords ourselves & property managers we understand a landlord's valid concerns regarding the liability an animal presents while on the property. We also understand approximately 70% (7 out of 10 applicants) of Americans own some type of animal.

In an effort to bridge the gap and provide peace of mind to landlords we utilize a 3rd party partnership that screens the pets (almost as much as we screen humans).

Here are some of the items they screen for:

- Do they carry ins. on the animal.
- Vaccination history
- Microchip info
- Affidavit section, They answer yes or no to these:
  - I understand and agree that my landlord/property manager may have additional no pet, pet, and animal policies than what is stated herein this application. It is my responsibility to read, review and abide by their policies at all times during my tenancy.
  - (Animal name) completed a third-party dog training program (i.e. AKC's Canine Good Citizen program)? (If "Yes", please upload an image(s) of any certification document(s) into the Vaccination Documentation section.)
  - Apartment Communities and Homeowner's Associations (HOAs) require immediate animal waste pick up in all common areas. I understand that some communities require animal waste DNA testing up-front as a mandatory condition of leasing. I agree that if this is required by my specific community then it's my responsibility to pay for the DNA testing per the community's request/directive. I understand and agree that if animal waste DNA testing is not required up-front, at the time of leasing and (animal name) is suspected of repeatedly leaving fecal waste in common areas then, if requested in writing from my community's management/housing provider/property manager, I will participate in the animal waste DNA testing program within 5-days from the written request. Lastly, I understand and agree that the animal waste DNA test is my financial responsibility and I will submit payment at the time of testing. If I do not pay at the time of testing, then I agree to be billed by my community's management/housing provider/property manager the full cost of the animal waste DNA test plus an additional \$50 administrative fee and a \$10 monthly (every 30-days) reoccurring non-payment penalty. (Note: Assistance animal owners agree and understand that he/she must also remove his/her animal's waste immediately in all community common areas just the same as the waste pick-up rules applicable to pets. If an Assistance Animal owner is suspected of not picking up his/her animal's waste then animal owner agrees and understands that the housing

provider may have the animal DNA tested at their expense, but if a positive match is made then the animal owner will be held responsible and accountable the same as the waste pick-up rules applicable for pet owners.)

- I understand and agree that no visiting pet or animal is allowed (including "pet/animal sitting") for any length of time without advance and written permission from my landlord.
- I understand and agree that it is my responsibility to understand and abide by all state and local pet registration laws and ordinances at all times during my lease. If registration is required then I understand and agree that I must upload proof of current registration in the Vaccination Documentation section.
- I understand and agree that it is my responsibility to understand and abide by all state and local pet vaccination laws and requirements at all times during my lease.
- I understand and agree to notify my housing provider within 30 days if I no longer own (Animal name) (i.e. adoption, ran-away, passing, death)
- I understand and agree to notify my housing provider within 48 hours of a bite incident that involves another animal or person
- I understand and agree that picking up/cleaning outdoor pet waste immediately in ALL community common areas and within 48 hours in private areas (such as a back-yard in a single family rental) is required and is solely the pet owner's responsibility.
- I understand and agree that every pet in my household must complete the pet screening process and a per pet pet fee/pet rent/pet deposit may be required. (Note: Each Assistance Animal needs to submit a reasonable accommodation request but no pet fee/pet deposit/pet rent should be required or charged by the housing provider for approved animals.)
- I understand and agree that if there are property/community pet weight restrictions, it is my responsibility to understand the rules and abide by them at all times during the lease term. (Note: Weight restrictions do not apply to Assistance Animals.)
- I understand and agree that any additional pet during my lease term requires written approval from management firm/landlord IN ADVANCE and the completion of the pet screening process for each pet or the submission of a reasonable accommodation request for each animal.
- I understand that pet insurance may be required by the property manager/landlord for the entire lease term and, if required, agree to purchase an insurance policy no later than 48-hours after having fully executed the lease. (Note: Assistance Animals are not required to have insurance.)
- I understand and agree that pet damage includes any interior/exterior property damage that cannot be remedied with ordinary available household cleaners or yard maintenance
- (Animal name) has bitten a person?
- (Animal name) has bitten an animal?

- (Animal name) is kept on a leash at all times when outside the home except when kept in an enclosed fenced area.
- (Animal name) has damaging habits?
- (Animal name) is house trained?
- (Animal name) has been quarantined for a bite incident?
- (Animal name) goes to a veterinarian regularly for shots and checkups?
- I have renter's insurance that covers (Animal name). (Note: Assistance Animals are not required to have insurance)?

As with every screening process we strive to discover as much as possible in order to select the right application. As a requirement of allowing a tenant to have an animal we do charge the tenant animal fees, both a one-time fee, and a monthly fee; these fee's apply to an animal fund, ie, insurance In the unlikely event of damage.

### When can payment from the fund be disbursed:

In the event damage occurs, first the tenants full deposit will stand to cover any and all damage (similar to a deductible in the amount of the deposit). In the event the animal damage is deemed to be less than the full deposit amount no payment will be issued regardless of if the deposit has already been applied for other items (such as unpaid rent, other fees, or damages). This is because deposit itemizations start with standard monetary deductions such as unpaid rent, late fee, court cost and so on. When damage exceeds the full amount of a tenants deposit the fund will pay for damages caused by an **approved** animal - Damages paid may be up to the full amount of **\$1,200** over the full amount of the deposit.

### When will payment not be disbursed from the fund:

The fund cannot release payment if the entire deposit has not already been allocated to other animal damage.

The fund cannot release payment if the damage is caused by an unapproved animal.

The fund cannot release payment due to damage caused by humans or, for damages that are not clearly related to an animal per pictures or video.

The fund will not cover for fence damage as this is normally a result of animals on 2 sides of the fence and not a sole act of the approved animal.

Clear Direction Real Estate LLC retains the right to pursue a tenant on the owners behalf to recoup any amount over the deposit incurred by the landlord or the "fund" (Clear Direction Real Estate) caused by neglect or negligence by the tenant. Any amounts recouped will first apply as a refund to the fund, any remaining amounts will be issues as a credit the to landlord.