

## **PET GUARANTEE**

Current statistics show that 68% of households have a pet, therefore we advise owners not to put a “No Pet” policy on their property because this will greatly reduce the number of prospective tenants. We normally would put a pet restriction of dogs ONLY under 25lbs, when we market the property and that may still be negotiable depending on the pet, the properties days on market, etc. There is a list of unauthorized dogs that fall under the aggressive breed category that we will not approve due to the possibility of cancellation of owner’s insurance.

We have found that most pet owners are responsible and take care of the property well, but unfortunately, there are some tenants that have pets and fail to properly take care of the home. Even though we screen the tenant’s prior rental history for any pet damage, there is still a possibility that damages may occur.

At Bridgeman Properties, we would like to believe that responsible pet owners outweigh those that do not care about what their pets do. Pet damages are usually minimal but if they occur, Bridgeman Properties wants to provide a guarantee to owners that damages will be repaired. For that reason, we do charge tenants Pet Rent and not a Pet Deposit or Pet Fee. We do this for several reasons.

1. Pet Deposit: A high upfront cost on top of the security deposit. If damages to the property exceed the security deposit amount and they are not caused by the pet, the pet deposit cannot be retained. This does not go to the property owner.
2. Pet Fee: A high up-front cost on top of the security deposit that may deter most applicants due to the cost of moving. This does not go to the property owner.
3. Pet Rent: This makes it much easier for tenants to split the pet fee throughout the term of the lease. It is also a reminder to each tenant every month that they are responsible for their pet. This fee does go to our company and owners are offered a Pet Guarantee\*. The guarantee is that we would pay up to \$1000 per pet for pet damages that exceed the security deposit and the pet rent offsets the costs of the Pet Guarantee.

\* The Pet Guarantee does not apply to Assistance (service) Animals. The Fair Housing Act does not consider assistance animals as a pet and can be any type of animal or breed.

Property owner acknowledges that Bridgeman Property Management, LLC charges tenants a Pet Fee that is retained by Bridgeman Property Management, LLC per this guarantee.

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Name

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Date

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Name

\_\_\_\_\_  
Date