



PorchLight

NATIONAL RENTAL SERVICE

MOVING WITH PETS

If you own small cats and/or dogs, be sure to check city ordinances for breed or pet restrictions. Once you've determined an area, ask landlords or properties about pet policies and ask if there are added fees that apply. With pets, it's common that a portion of your initial security deposit will be non-refundable. Be sure to ask about additional monthly fees that are commonly referred to as "pet rent." This is an additional amount that is added to your normal rental rate. If, for example, the monthly rent for a one bedroom apartment is \$750, in some locations such as Fairfax, VA, pet rent of approximately \$20-25 per month per pet is added to your \$750 rent. Asking these questions upfront can help you make the right decisions based upon your budget.

If you have large dogs or other pets, some traditional apartment communities will allow your animals with similar stipulations as outlined above. However, your rental choices are typically reduced significantly. To expand your rental choices and oftentimes secure a more desirable rental and one more conducive to large pets, you may want to explore the private rental market. If you search the private rental listings for private homes, condos and the like, you will find that individual landlords can be more flexible. However, you should be prepared with concessions you are willing to make to help secure a rental when owning a large pet. For example, it's common that a landlord who advertises a home will indicate that pets are or aren't considered. That is your opportunity to ask what you can do or pay to alleviate their risk. Will they consider your pet in exchange for a higher security deposit or longer lease? Will they consider your pet if you agree to monthly or quarterly property inspections to help alleviate fears of damage to the home? What will it take for you to consider my pet?

See www.peoplewithpets.com for pet-friendly apartments.

Helpful Advice:

Prepare your pet for the move.

Visit your veterinarian. A couple weeks before moving, request a copy of your veterinarian records, a rabies vaccination certificate, and a health certificate. Be sure your pets are up to date with their shots. If your pet is a senior or has health problems, ask whether a mild sedative would be advisable before travel. Can your vet recommend another in your new location? For out-of-state moves, contact the State Department of Animal Husbandry or the state veterinarian about entry regulations – almost all states have entry laws for most animals except tropical fish.

Get tags and leashes. If you have a dog or an indoor/outdoor cat, buy or create identification tags with your new address and phone number. Be sure your pets are wearing them during travel. While you're at it, pick up a cat leash – you'll need it if you're taking a long road trip or an airplane as well as for the first few days that Fluffy goes outdoors in her new neighborhood.

Making a Pet Resume

Include the pet's age, any training the dog has had, references from neighbors, previous landlords and vet info. And of course, don't forget a picture. This will confirm the size of the pet, but more importantly, it'll pull at the landlord's heart-strings. Possibly include a picture of your family with the pet.

Details: Include the pet's weight and any characteristics you want to highlight. It may also be helpful to indicate if the pet is crated when you're not home.

Training: Any training the dog has had.

References: Be sure to get written statement from previous landlord(s) and/or neighbors.

Veterinarian: Be sure to provide a reference or contact information for your vet. Some properties require documentation that all the shots are up to date.

Include a Photo: This will confirm the size of the pet, but more importantly, it'll pull at the landlord's heart-strings. Possibly include a picture of your family with the pet.

Temperament: It may be a good idea to emphasize if your dog has a good, docile and possibly lazy temperament. A good resource for information can be found at www.dogbreedinfo.com

Note: For dogs categorized on the aggressive breed list, you can offer to purchase liability insurance for your pet and present this to the home owner and/or list on this pet resume. www.petinsurancequotes.com

Have a plan in place for when someone may need to enter the apartment. Where will the pet be and how will you prevent him/her from running out the door, or jumping on someone entering the apartment? Be prepared or offer to sign a pet agreement, and provide an extra deposit to cover any pet damage.



Example Email to Send to Prospective Listing or Landlord

See next page for
EXAMPLE PET RESUMES
(feel free to make them your own)

[Click here for a Word template of sample letters.](http://www.porchlightrental.com/resources/sample_letters.doc)
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Pet Resume Examples

Penny

... is a Portuguese Water Dog and is 4 years old. I've had her with me in Boston since she was a pup.

Details

Spayed

Weighs about 40-lbs

Hypoallergenic – does not shed.

Training – She has attended the New England Dog Training Club classes since she has been 8-months old.



Vet & References

IF YOU HAVE THEM – past landlord or neighbor would be great.

Breed Information

Prized for its strength, spirit and soundness, the Portuguese Water Dog are highly intelligent, can have curly coats and have webbed toes for swimming. Portuguese Water Dogs grow to be about 17 to 21 inches tall, and they weigh between 35 and 50 pounds. PWDs have a single-layered coat that does not shed, and therefore their presence is tolerated extremely well among many people who suffer from dog allergies.

Temperament

Portuguese Water dogs make excellent companions. They are loving, independent, and intelligent and are easily trained in obedience and agility skills. Once introduced, they are generally friendly to strangers, and enjoy being petted, which, due to their soft, fluffy coats, is a favor that human beings willingly grant them.



Please check out the next page for a detailed Pet Resume example.

[Click here for a Word template of sample letters.](#)

http://www.porchlightrental.com/resources/sample_letters.doc

To Whom It May Concern,

By way of this letter, I'd like to introduce myself and my family. I have been living in Tennessee for 12 years now. I am the youngest of two children and value family very much. For 7 years, I have been employed at XYZ Company. I started off in the call center taking calls and then promoted to a Supervisor within a year. I have now accepted a position as a Manager and the company is relocating me to Jacksonville, FL.

I have 2 dogs and a cat that I have had since they were 6-10 weeks old and that are my family. My mother and brother live in Georgia so I don't get to see them as much as I would like. My pets are my children and are just as important to my family who celebrates their birthdays and holidays

Cooper – Rottweiler – 10 years old – 103 lbs: Cooper was my first child that I got while I was in college at the University of Tennessee. A few months ago we found out that he had a tumor and had to have his front leg amputated to save his life. Since his surgery he has undergone Chemotherapy but is back to his old self. He is a very happy dog that spends most of his time napping. He is really good around other people and doesn't bark in the house.



Carly – German Sheppard/Golden Retriever mix – 8 years old – 60 lbs: While I was in college I was working full time and going to school full time which didn't allow me to be home as much as I would like. I got Carly as a companion for Cooper so he wouldn't be home by himself. While they didn't get along in the beginning, she has taken on the role as a "little sister". She is very shy with people she doesn't know but it doesn't take time for her to warm up to new people. While she is a long haired dog she gets groomed regularly to help cut down on the shedding.



Caleb – Domestic House Cat – 2 years old – 7 lbs: Caleb was the final addition to my family. I was at work one day when they found a litter of abandoned kittens in the parking lot. We found homes for all of them except two. Another supervisor and I each took one to ensure they wouldn't have to be put down. Even though the dogs think they rule the roost it's really the cat that is in control.



We spend a lot of time at home together, but when I travel they travel with me. All of them are up to date on their shots, and have been spayed and neutered. They spend most of their time indoors, and mostly on my couch.

As a homeowner I understand that owning certain breeds raises your insurance premium and puts the owner at risk. I have had a difficult time finding a rental because of this. In the three years I've owned my home in our quiet neighborhood I've never had a complaint or problem.

Vet information:

Hardin Valley Animal Hospital – (865) 123-4567

Animal Emergency and Specialty Center (Oncologist) – (865) 123-4567

I appreciate your consideration.

John Doe

xxx-xxx-xxxx; email@email.com

[Click here for a Word template of sample letters.](#)

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