

Wishtan HomeServices LLC

Pet & Animal Policy

Wishtan HomeServices is proud to be a pet-conscious company that balances the joy of pet ownership with the responsibility of maintaining safe, well-kept homes for all residents. To ensure consistency and fairness, we use a third-party service called PetScreening to evaluate all pets and assistance animals.

This policy outlines our expectations, costs, and criteria for pet ownership in our rental properties.

PetScreening Requirement

All applicants must complete a **PetScreening profile**, whether or not they have animals. This applies to:

- **Household pets**
- **Service or emotional support animals**
- Or a **no-pet affidavit** (required even if you do not plan to have animals)

PetScreening evaluates each pet and provides a **Paw Score** from 0 to 5 paws, based on factors like breed, vaccination history, behavior, spay/neuter status, and health records. This score determines monthly animal rent and eligibility.

Monthly Pet Rent (Based on Paw Score)

Paw Score	Monthly Pet Rent	Acceptance Status
5 Paws	\$25	Accepted
4 Paws	\$30	Accepted
3 Paws	\$35	Accepted
2 Paws	\$50	Accepted
1 Paw	\$75	Accepted
0 Paws	N/A	Denied

Note: This is the monthly recurring pet rent, per pet.

Non-Refundable Pet Fees

- **\$200 one-time fee** for the first animal
 - **\$100 one-time fee** for each additional animal
 - **Note: Fish tanks 10 gallons or less do not require a one-time fee. The fee for small animals such as gerbils or birds is charged per enclosure, not per animal.**
 - These fees are **non-refundable** and help offset increased wear and risk associated with animals.
 - **There is no pet deposit.**
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Unauthorized Animals

All animals must be disclosed and approved. Failure to register your animal through PetScreening or housing an unauthorized animal will result in a **\$150 lease violation fee** per occurrence and monthly pet rent pro-rated from the date the animal entered the home. Failure to register the pet and pay all associated fees can lead to eviction.

Breed, Age, and Behavior Restrictions

To ensure safety and property care, we do **not accept**:

Breeds (or breed mixes) known for increased risk:

- **Pit Bull (American Staffordshire Terrier)**
- **Rottweiler**
- **Doberman Pinscher**
- **Siberian Husky**
- **German Shepherd**
- **Chow Chow**
- **Akita**
- **Wolf Hybrids**
- **Any breed with a history of aggression or behavior that poses risk to residents, staff, or property.**

We reserve the right to reject other breeds or mixes based on local ordinances, insurance restrictions, or individual animal behavior.

Spay/Neuter Requirement:

- All cats and dogs must be spayed or neutered.
- Proof from a licensed veterinarian is required.
- Exceptions may only be granted for documented medical reasons by a veterinarian.

Behavioral or Health Disqualifiers:

- Any history of **biting**, attacking, or aggressive behavior
- **Incontinence** (house-training issues)
- **Excessive barking**, destructive tendencies, or poor training history

Age and Number Maximum Number of Animal Requirements:

- Dogs must be at least 1 year old
 - All other animals must be at least 3 months old
 - The number of animals cannot exceed (1) one per bedroom, with a maximum of (3) three per residence. *(ESA's and Service Animals are not included in this count.)*
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Rules for Pet Ownership

All pet-owning tenants must follow the rules below. Violations may result in lease violations, fines, or removal of pet privileges.

Required:

- Pets must be leashed at all times when outside the unit.
- Pet waste must be picked up immediately and disposed of properly.
- Animals must not disturb neighbors (barking, aggressive behavior, etc.)
- Tenants are responsible for all damage caused by their pets.
- Professional carpet shampooing is required at move-out:
 - You must provide a copy of the paid receipt from a professional cleaner
 - If no receipt is provided, you will be billed for the carpet cleaning service
- Animals must be current on vaccinations and licensing as required by law
- Pet food must be stored in sealed containers to prevent pests

Not Allowed:

- Pets in common areas unattended or off-leash

- **Unapproved or replacement pets**
 - **Multiple pets if not disclosed and approved**
 - **Unclean or unsanitary pet areas**
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Support & Service Animals

Service and emotional support animals are always welcome. While **no animal rent or fees apply**, the animal must still complete a PetScreening profile for verification.

How to Begin

There are two ways an animal may be added to a lease:

If You Are Applying for a Rental:

- During the rental application process, you'll be prompted to complete a PetScreening profile for any household pet, service animal, or ESA.
- Once approved, your pet will be added to the lease, and the appropriate fees and monthly animal rent will be included in your charges.

Your pet is not officially approved until your PetScreening profile is submitted, the lease is updated, and all fees are paid.

If You Already Rent With Us and Want to Add a Pet:

1. Contact us first to request permission and provide basic info about your pet.
2. We will confirm whether the pet meets our breed, age, and behavior requirements.
3. If approved, you will:
 - Complete a PetScreening profile at www.wishtan.petscreening.com//
 - Receive a Pet Addendum with all related charges
 - Be invoiced for the one-time fees and monthly animal rent
4. Once the addendum is signed and payment is made in full, the animal will be approved.

Animals may not be brought onto the property until you have signed the pet addendum and paid all related fees. Unauthorized animals will result in lease violations and fines.

Pet Removal

There are also times when a pet may need to be removed from the lease. This could be due to a behavioral or policy violation, or personal circumstances such as rehoming or the pet passing away. In all cases, you are required to notify Wishtan HomeServices so we can formally update your lease.

Common Reasons for Pet Removal:

- The pet has been **rehomed, surrendered, or given away**
- The pet has **passed away**
- You are **required to remove the pet** due to a lease or pet policy violation (e.g., bite incident, repeated complaints)

What Happens Next:

Once you notify us, we will:

- Provide a **Pet Removal Addendum** to be signed
- Charge a **\$50 one-time administrative fee** for updating the lease
- Remove future pet rent from your account (if applicable)

Tenants must **not acquire a new pet** or bring a replacement animal onto the property without following the full approval process (see  above).

Pet Removal Verification:

To confirm the pet has been permanently removed, we may request:

- Written confirmation from a new owner, rescue, or shelter
- Vet documentation if the pet has passed
- Photo documentation showing removal of pet items (e.g., crate, litter box, accessories)