PET & ANIMAL POLICY

Wishtan HomeServices LLC

Wishtan HomeServices is a pet-conscious company. We balance the joy of animal ownership with our responsibility to keep homes safe and well maintained for every resident. This policy sets out what we allow, what it costs, and how to get an animal approved.

This policy is referenced by the Pet & Animal Addendum to your Lease. **Where this policy and that Addendum differ, the Addendum controls.**

Assistance Animals — Service Animals and Emotional Support Animals

Assistance animal means any animal that qualifies as a reasonable accommodation under fair housing law, including a service animal and an emotional support animal. An assistance animal is not a pet, and the pet terms of this policy do not apply to it.

- **No charges:** No animal fee, animal deposit, one-time charge, monthly animal rent, or other animal-related charge applies, and separate animal liability insurance is not required.
- **No breed, size, or species limits:** The breed, species, age, and spay/neuter requirements in this policy do not apply to an assistance animal. We evaluate the specific animal individually, based on its own conduct and history.
- **Not counted:** Assistance animals are not counted toward the limit on number of animals.
- **Approval is still required, and it is free:** You must request the accommodation and receive approval before the animal comes onto the property. There is no cost to submit a request or have it reviewed, and approval is never conditioned on payment of any kind.
- **Documentation:** Where the disability or the disability-related need is not readily apparent, we may ask for reliable written documentation from a provider who has a therapeutic relationship with you, and we may verify that it is authentic. Requests are evaluated under the Assistance Animal Integrity Act (310 ILCS 120) and applicable fair housing law.
- **Damage:** You remain responsible for any damage the animal causes, on the same terms as any other resident.

PetScreening Requirement

Every applicant completes a profile at **https://wishtan.petscreening.com**, whether or not you have an animal. There are three profile types: household pet, assistance animal, or a no-pet affidavit. Profiles for assistance animals are free to you.

For pets, PetScreening returns a Paw Score from 0 to 5 based on breed, vaccination history, behavior, spay/neuter status, and health records. That score sets monthly animal rent and eligibility.

Paw Score	Monthly Animal Rent	Status
5 Paws	$25	Accepted
4 Paws	$30	Accepted
3 Paws	$35	Accepted
2 Paws	$50	Accepted
1 Paw	$75	Accepted
0 Paws	—	Denied

Monthly animal rent is charged per pet.

One-Time Animal Fees

- **Dogs and cats:** $200 for the first animal, $100 for each additional animal.
- **Caged and tank animals:** No one-time fee.
- These fees are non-refundable and offset the added wear and risk that come with animals. There is no animal deposit.

Caged and Tank Animals

Caged and tank animals are fish, turtles and other small reptiles, hamsters, gerbils, guinea pigs, rabbits, and birds kept continuously in a cage, tank, or enclosure. They carry no one-time fee, but monthly animal rent still applies and they must be disclosed and approved like any other animal. A cage or tank counts as one animal toward the limit below, regardless of how many animals it holds. Any aquarium or tank over 10 gallons requires separate written approval.

Number of Animals

One animal per bedroom, with a maximum of three per residence. Assistance animals are not included in this count.

Species We Do Not Accept

Regardless of breed, size, or temperament, we do not accept:

- Venomous or poisonous animals of any kind
- Constricting snakes, and any snake that is 6 feet or longer or whose expected adult length is 6 feet or greater
- Wild, exotic, or non-domesticated animals, including hybrids of wild species
- Livestock and farm animals, including chickens, roosters, ducks, geese, goats, pigs, and horses
- Spiders, scorpions, and other arachnids
- Any animal that requires a permit to possess, or that is prohibited by state law, local ordinance, the property's insurance carrier, or an applicable HOA

A request for an assistance animal is evaluated individually under fair housing law and is not denied on the basis of this list.

Breed, Age, and Behavior Restrictions

These requirements apply to pets. They do not apply to assistance animals.

Breeds we do not accept

Pit Bull (American Staffordshire Terrier), Rottweiler, Doberman Pinscher, Siberian Husky, German Shepherd, Chow Chow, Akita, Wolf Hybrids, and any breed or mix with a history of aggression or behavior that poses a risk to residents, staff, or property. We reserve the right to decline other breeds or mixes based on local ordinances, insurance restrictions, or an individual animal's behavior.

- **Spay/neuter:** All cats and dogs must be spayed or neutered, with proof from a licensed veterinarian. Exceptions are granted only for a documented medical reason.
- **Age:** Dogs must be at least 1 year old. All other animals must be at least 3 months old.
- **Behavior and health:** We do not accept any animal with a history of biting, attacking, or aggression, house-training problems, excessive barking, or destructive tendencies.

Rules for Animal Ownership

These rules apply to every approved animal, including assistance animals, except where a rule would impose an animal-related charge or would identify an animal as an assistance animal.

- Keep animals leashed at all times when outside the unit
- Pick up animal waste immediately and dispose of it properly
- Do not let an animal disturb neighbors through barking, aggression, or nuisance behavior
- Keep caged and tank animals in their enclosure, and keep the enclosure clean, secure, and free of odor
- Store animal food in sealed containers to prevent pests
- Keep animals current on vaccinations and licensing as required by law
- Do not leave animals in common areas unattended or off-leash
- Do not bring in a replacement or additional animal without approval
- **Carpet cleaning:** Professional carpet cleaning is required at move-out, with a paid receipt. Without a receipt you will be billed for the service. This requirement does not apply on account of an assistance animal.

Unauthorized Animals

Every animal must be disclosed and approved. Keeping an animal that has not been approved, or failing to register it through PetScreening, results in a **$200 Unauthorized Animal Fee per animal** and monthly animal rent charged retroactively from the date the animal entered the home. Continued non-compliance may lead to eviction. No fee of any kind is charged, currently or retroactively, for an animal that is approved as an assistance animal.

How to Get an Animal Approved

If you are applying for a rental

You will be prompted to complete a PetScreening profile during the application. Once the animal is approved it is added to the Lease, and any applicable fees and monthly animal rent are included in your charges.

If you already rent with us

1. Contact us at support@wishtan.com to request approval and tell us about the animal.
2. We confirm whether the animal meets the requirements in this policy.
3. Complete a profile at https://wishtan.petscreening.com.
4. We send you an updated Pet & Animal Addendum listing the animal and any charges.
5. Sign the Addendum. The animal is approved once it is listed on a signed Addendum.

Do not bring an animal onto the property before it is listed on a signed Addendum. For pets, any applicable fees are due as invoiced. For assistance animals, approval is never conditioned on payment.

Removing an Animal

Tell us in writing within 5 days if an approved animal is permanently removed — rehomed, surrendered, or passed away — or if we have required its removal for a policy violation. We will send a Pet Removal Addendum to sign to update the Lease. Monthly animal rent stops once the removal is verified. No removal fee is charged for an assistance animal.

To verify removal we may ask for written confirmation from the new owner, rescue, or shelter; veterinary documentation; or photographs showing the animal's crate, litter box, and other items are gone. Do not bring in a replacement animal without going through the approval process above.