



Pet Policy

We partner with [PetScreening.com](https://www.petscreening.com) to verify and manage all animal information.

Benefits of Using PetScreening

- **Secure Record-Keeping:** Store all your pets' information and records safely in one place.
 - **Professional Review:** Their team ensures all documentation meets HUD and FHAct guidelines for reasonable accommodations.
 - **Easy Transfers:** If you move, your pet's profile can be easily shared with other landlords who use PetScreening.
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General Guidelines

- A **refundable animal deposit of \$300** is required, plus a **\$35 monthly animal fee per household** (not per pet).
 - **Approved Service and Support Animals** are exempt from deposits and monthly fees.
 - **Reptiles and other caged animals** must remain caged. Caged animals do **not** require a PetScreening profile and are exempt from deposits and fees.
 - **Ferrets are not permitted.**
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Pet Application Process

Applications are considered **complete** only after each applicant has created one of the required profiles through [PetScreening](https://www.petscreening.com).

Profile Options

Every applicant must complete one of the following profiles on [PetScreening](https://www.petscreening.com):

- **Household Pet Profile** – \$30 (credit/debit) or \$25 (ACH) per profile
 - **Assistance Animal Profile** (Service or Support Animal) – Free (documentation required)
 - **No Pet/Animal Profile** – Free
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Renewals

- All profiles **must be renewed annually** to:
 - Ensure residents understand updated pet policies
 - Maintain safety for pets, staff, and maintenance personnel
 - Allow residents to add or remove pets during the lease term
- Only the Household Pet Profile requires a renewal fee:

- \$30 (credit/debit)
 - \$25 (ACH)
 - **Early renewal discount:** \$25 (credit/debit) or \$20 (ACH)
 - Profiles may be renewed up to **90 days before expiration**.
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Adding a Pet or Assistance Animal to Your Lease

See the Pet Application Process steps above when adding a new animal to your household.

Assistance Animal Profiles (Before Adoption)

If you are completing an Assistance Animal Profile **before adoption**, please use this link: [Create Assistance Animal Profile](#).

Tips for completing the profile early:

- **Medical Documentation:** Upload third-party provider documentation (most important step).
- **Photos:** You may upload our placeholder graphic (provided below).
- **Breed:** Enter your best guess; it can be updated later.
- **Vaccinations:** Enter “not adopted yet” to temporarily meet this requirement.

All information can be updated once your animal has been adopted.

Approval typically takes 3–5 business days.