

The Myths vs. the Facts About Pets in Rentals

Myth: If I allow one pet in a rental I have to allow pets in ALL of the rentals.

Fact: By using precautions and having a set procedure you can successfully weed out the irresponsible people without penalizing the responsible owners.

Myth: More than one animal per rental is too many.

Facts: Most animals are social animals and do best when living with a companion. Sometimes when an animal is alone, without companionship, they become bored which can lead to destructiveness.

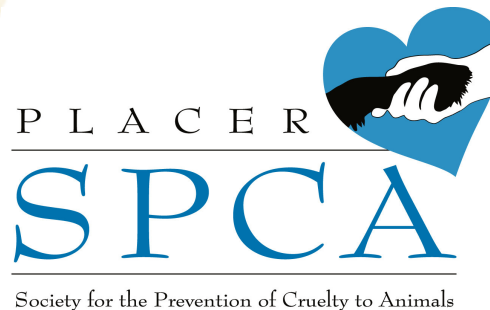
Myth: It is preferable to rent to people with small dogs rather than big dogs.

Fact: Many larger dogs tend to be quite laid back. Older, larger dogs can be much less active and easier to housetrain.

Myth: Cats must be de-clawed to prevent destruction of the unit.

Fact: De-clawing a cat may lead to behavior problems. The procedure is painful and may lead to chronic pain and depression. Teaching a cat how to use a scratching post is the ideal solution rather than de-clawing.

The Placer SPCA is a non-profit 501(c)(3) organization, federal tax identification number 94-2607682, not affiliated with any other entity, and does not receive funding from the ASPCA or HSUS.



150 Corporation Yard Road
Roseville, CA 95678
Ph 916.782.7722 or 530.885.7387
Fax 916.782.8655

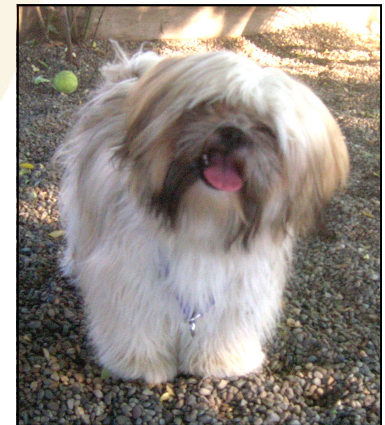
Hours of Operation

Mondays & Holidays: closed
Tuesday, Friday-Sunday: 11 a.m. to 4 p.m.
Wednesday & Thursday: 2 p.m. to 7 p.m.

*For the Love
of a
Lifetime*

Placer SPCA

A Landlord's Guide to Renting to Pet Owners



A Landlord's Guide to Renting Property to Pet Owners

Looking for Responsible Tenants

- Use the Placer SPCA to advertise your property.
- Prepare a list of guidelines for pet owners. When guidelines are set the tenants will know what to expect from the property owner.
- Design a check list for pet owners.
- Have your new tenant bring in their pets so you have the chance to meet them.
- Have the tenants received a CGC certificate or proof they enrolled or completed a training program?

Did You Know?

- Having animal-friendly housing could increase the number of tenants in your properties.
- There are 88.3 million owned cats in the U.S. and 34% of U.S. households own a cat.
- There are approximately 74.8 million owned dogs in the U.S. and 39% of U.S. households own a dog.

This information is from the Humane Society of the United States.

Being a Responsible Landlord for Your Tenants

- Screen potential tenants and check references.
- Require that pets be spayed or neutered.
- Charge a reasonable pet deposit.
- Set realistic limits.
- Have parameters specified.
- Ensure pets are clean and healthy.
- Have a procedure for written disciplinary action set in place.
- Establish emergency procedures.
- Have everything in writing. This will protect not only you but your tenants as well.



Checklist for Landlords



Questions to ask potential tenants:

- What type of pet do you have?
- How long have you owned your pet?
- Can you provide your vet's name and proof of vaccinations?
- Has your pet had obedience training?
- Is your pet spayed/neutered?
- May I contact your previous landlords?
- Do you have a plan for if you go on vacation?
- How often is your pet exercised?
- When you are gone during the day, where will your pet be kept?