



# Professional Property Management

*Dominique V. Liga, Broker*



## Residential Properties

### Pet / Assistive Animal Policy



TNT, Inc. manages many properties that do allow pets. However, we do have policies in place to protect our owners' interests regarding the property you may be renting. We require that any pets must be over one year of age and spayed or

neutered. We will require additional information from your Veterinarian and additional deposits from our resident who have pets. When looking for a property on our Available Property Listings, we try to express what pets are permitted, i.e. "1 Sm. Pet okay" or "1 cat okay." If you have other pets besides a dog or cat, please ask about the pet allowance for the property you are interested in.

There are some listings, which state "AAO" which stands for "Assistive Animals Only." Assistive Animals are different than pets and include Service Animals (by Title II and Title III of the ADA. A service animal means any **dog** that is individually trained to do work or perform tasks for the benefit of an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability.) and Emotional Support Animals (While they are not considered service animals under the ADA, they may be covered under the FHAct section 504 where "reasonable accommodations" may be requested. These animals provide people with therapeutic contact to improve their physical, social, emotional, and/or cognitive functioning. If you have an "Assistive Animal" please speak with us regarding what documentation (if any) will be needed.

We have adopted the following pet weight guide per the recommendation of a local veterinarian:

Small – 0-25 lbs.      Medium – 26-50 lbs      Large – 51-100 lbs.      Extra Large over 100 lbs.

Using this guide will allow you to locate the properties that will allow your pet. Please keep in mind that TNT, Inc. does not own any of these properties. The owner, with whom we have a contractual agreement, is the person who sets the pet allowance. If the listing states that only 1 cat is allowed, then this property will not allow dogs.

Once you have found a property that will suit your needs and allow your pet, you will need to gather the following information about your pet to submit with your Rental Application:

- Photo Identification (No mistaking Breeds!!!)**
- Documentation from a Veterinarian showing: Breed, Age, Weight, Sterilization (spay/neuter)**
- And Current Proof of Rabies Vaccinations.**

For dogs and cats, we do require a pet deposit (generally \$250.00 per pet). Exotic type animals such as reptiles, birds and rodents are considered on a case-by-case basis. We do not allow "wild" or "dangerous" animals, whose classification is based on the sole discretion of TNT, Inc. (no tigers, pigs or wolves, please!) Also, some insurance companies will not allow certain breeds.

In the event that your pet has done damage (urine, feces, scratched doors, shredded blinds, etc.), this additional deposit will likely not cover the extent of the damage (\*replacing carpet in a 2-bedroom apartment runs between \$1,500.00 and \$2,500.00). Part of your Lease Contract will state that you will be financially responsible for any and all damage your pet or "Assistive Animal" commits. As a pet or "Assistive Animal" owner, you will be required to sign a pet or "Assistive Animal" contract in addition to the basic Lease Contract.

*We try to provide a pet-friendly atmosphere because we know that many residents have pets.  
We also try to be flexible while still protecting the interest of the property owner!*

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