



Pet Policy

32 West Realty (hereinafter “32WR”) is proud to offer pet-friendly rentals. Pet owners have been pleased to find properties available that are comfortable for them and their pet, as all too often pet owners are hard-pressed to find quality rentals that are also pet friendly. There are some instances where certain owners of our rental properties do not allow pets on their property; therefore, please make sure the property in which you are interested allows pets.

32WR allows pets one year of age and older in its rental properties, BUT does not allow any aggressive breeds, per the following list: Doberman Pinscher, Great Danes, Mastiff, Bullmastiff, Akita, Chow Chow, German Shepherd, American Staffordshire Terrier/Pit Bulls, Presa Canario, Huskies, Saint Bernard, Malamutes, and Rottweiler. The restriction of these breeds also includes mixed-breed dogs in which one or more of the prohibited breed is dominant. 32WR reserves the right to research any other breed and to deny the pet based upon the temperamental descriptions of sources deemed reputable by 32WR. Pet Owners must provide a no bite history for each pet, 32WR does not allow for any pets to reside in the home that has a bite history. 32WR does not allow more than two (2) pets per unit unless authorized by property owner. This also includes animals, birds or pets of any nature of any guests, relatives, or invited parties to the Premises. **There is to be “no baby-sitting or care taking”** of any other person(s) animals, birds, or pets of any nature. **Feeding stray or unauthorized pets is prohibited.** If the Lease excludes pets and 32WR is made aware of unauthorized pets in the property, the Tenant will be charged \$100 per month per pet retroactive to the beginning of the Tenant’s Lease Term.

Regardless of prior consent, 32WR reserves the right to have any pet removed from the property if pet is determined that it poses a threat to the safety and condition of the property or any person or persons in the property or the community.

Pet fees are as follows: There is a non-refundable, one-time pet fee of \$250.00 for the first pet and a non-refundable, one-time pet fee of \$100.00 for each additional pet and shall be paid at the signing of the Lease.

32WR charges pet rent on a monthly basis and is paid with your rent. Pet rent is based upon the anticipated full-grown weight of your animal (see chart below). The term “pet rent” is simply rent paid for the allowance of your pet to occupy the rental unit. The charges break down as follows for different types and sizes of animals:

Dogs under 30 pounds	\$20
Dogs 31-50 pounds	\$25
Dogs over 50 pounds	\$30
Cats	\$20
Birds	\$10
Caged animals (per cage)	\$10



PET APPLICATION

Name of Applicant: _____ DATE: _____

Property Address: _____

PET APPLICATION: SUPPLEMENT TO RENTAL APPLICATION

NOTE: Complete this application for pet(s) that applicant(s) may wish to keep at the referenced property. Approval will be determined on a case-by-case basis and per our Pet Policy. Pets with a bite history will be automatically denied. All Service Animals will be approved upon receipt of certification.

PHOTOGRAPHS OF ANY PET UNDER CONSIDERATION MUST BE ATTACHED TO THIS APPLICATION

PET #1 NAME: _____ PET GENDER: _____ MALE _____ FEMALE

TYPE OF ANIMAL: _____ HOW LONG HAVE YOU OWNED THE PET: _____

CANINE BREED (Detail Mixed Breed): _____

PRESENT AGE _____ PRESENT WEIGHT _____ FULL GROWN: Y N SPAYED/NEUTURED? Y N

ANTICIPATED MATURE WEIGHT: _____ SHOTS/VACCINES CURRENT? Y N Documentation: _____

DOES THE PET HAVE A BITE HISTORY? _____

ANY BEHAVIORAL PROBLEMS OR DISORDERS? (Please explain in full detail)

ANY BEHAVIORAL "INCIDENTS"? (Please explain in detail) _____

KENNEL TRAINED?: _____ HOW DO YOU PLAN TO CARE FOR YOUR PET WHEN YOU ARE AWAY FROM THE HOUSE (ie Work)

PET #2 NAME: _____ PET GENDER: _____ MALE _____ FEMALE

TYPE OF ANIMAL: _____ HOW LONG HAVE YOU OWNED THE PET: _____

CANINE BREED (Detail Mixed Breed): _____

PRESENT AGE _____ PRESENT WEIGHT _____ FULL GROWN: Y N SPAYED/NEUTURED? Y N

ANTICIPATED MATURE WEIGHT: _____ SHOTS/VACCINES CURRENT? Y N Documentation: _____

ANY BEHAVIORAL PROBLEMS OR DISORDERS? (Please explain in full detail)

ANY BEHAVIORAL "INCIDENTS"? (Please explain in detail) _____

KENNEL TRAINED?: _____ HOW DO YOU PLAN TO CARE FOR YOUR PET WHEN YOU ARE AWAY FROM THE HOUSE (ie Work)

PLEASE USE ANOTHER PET APPLICATION FOR ADDITIONAL ANIMALS

Applicant understands and agrees to the following: 1) All information is true, correct, and comprehensive. 2) 32WR is authorized to verify all information contained herein. 3) All intended pets are included on application. 4) Lesser may terminate any agreement entered into based upon reliance on any misstatements or falsehoods made herein.

You can find our PET POLICY on our website at www.32WestRealtyPM.com/Pet-Policy . The following is a basic breakdown:

PETS: Most of our properties will consider pets on case-by-case basis. The final decision as to whether to approve your pet(s) is always the property owner's. Our company policy does require the payment of a pet fee, your monthly rental rate will increase in accordance with the type and size of your pet. If your pet is younger than one year, your security deposit will be increased by \$250 in addition to pet rent. For more information regarding the price structure for pet rent, please visit our website.

Pet Rent Breakdown (per pet): Dogs under 30 lbs \$20/ dogs 31-50 lbs \$25/ dogs over 50 lbs \$30/ cats \$20/ birds \$10/ caged animals/ \$10

Signature of Applicant _____ Date _____