



8 Tips for Finding Rental Housing that Allows Pets

- 1 Plan ahead.** Many landlords are reluctant to allow pets because of bad experiences with irresponsible pet guardians. Finding the right place takes time, patience and trust on the part of the landlord.
- 2 Gather proof to show you are responsible.** Letters of recommendation from current landlord, friends and veterinarian and behavior training class certificate(s). Prepare a “pet résumé” that showcases you and your companion animal (see enclosed samples).
- 3 Spread the word.** Tell friends, relatives and coworkers you are looking for a rental that allows pets. They may have an “in” for you.
- 4 Go online, look in the papers and consider signing up for rental services.** Look for listings that make no mention of pets or say “pets negotiable.” It doesn’t hurt to ask if it says “no pets”, but you probably won’t get very far with large rental communities. Individually owned houses, condos and complexes are usually easier to work with.
- 5 Be prepared, be polite .** Only responsible guardians and positive experiences can lead to pets-welcome policies. When speaking with the landlord or looking at the rental, create a good rapport and be honest. Have all your materials in hand.
- 6 If asked to pay a pet damage deposit, be agreeable.** Offer to introduce your well-groomed, obedient (a tired dog is a good dog) companion animal. If your animal has behavior issues, let your prospective landlord know what you are doing to resolve them. *PHS/SPCA has a free Animal Behavior Helpline at 650/340-7022 ext. 783.*
- 7 Close the Agreement.** The landlord said “yes.” *Get it in the rental agreement.* If you are given a standard lease with a “no pets allowed” clause, cross through the wording, write in an agreed-upon statement, and have all parties initial the change.
- 8 Never sneak an animal into a rental.** You could get evicted or worse, you might be forced to find another home for your companion or surrender him/her to an animal shelter. Your companion relies on you to make good decisions for *both* of you.