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## Real Estate & Rentals, Inc.

### Pet, Animal, & No Pet Policies

A welcoming environment is paramount to all of our residents. To help ensure ALL of our residents understand our pet and animal-related policies, we use a third-party screening service and require EVERYONE to complete a profile (No Pet/Pet/Animal). This process ensures we have formalized pet and animal-related policy acknowledgments and more accurate records to create greater mutual accountability.

Please get started by selecting a profile category on our landing page:

<https://bayarearentals.petscreening.com/>

**No Pets or Animals:** This is a required application process for anyone that does NOT own a pet or animal. There is no cost (\$) to you for completing the application process

**Household Pets:** This is a required application process for anyone that owns a household pet. This includes dogs and cats and might include pets that live in cages such as birds, hamsters, rabbits, snakes or fish tanks (because of the contained water) so please ask your housing provider for clarification regarding these types of pets

**Assistance Animals:** This process provides a HIPAA compliant and secure way of submitting a reasonable accommodation request for an assistance animal (service animals, emotional support animals, companion animals, etc.) that will be reviewed by a third-party legal review team to ensure the accommodation request meets HUD's Fair Housing Act guidelines. There is no cost (\$0) to you to submit an accommodation request. Please make sure you are aware of your State's laws, if any, for submitting a fraudulent accommodation request

**\* NOTICE TO ALL RESIDENTS & APPLICANTS:** Everyone must complete the screening process. This is not only for pet and animal owners but also for residents and applicants that DO NOT own a pet or animal.

By Completing the above, I hereby certify that the following :

My pet is well trained, is not dangerous to others and does not have a propensity to be vicious. My pet has never bitten, clawed or caused harm to another person or other pet, and he/she does not bark excessively when I am home or not home. No other landlord or person has ever complained about my pet or its behavior.

My pet is not pregnant and will not become pregnant while we are residing on the premises. If my pet becomes pregnant, I will be in violation of this agreement and the pet and any offspring must be immediately removed from the premises.

# Bay Area



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I agree that there shall be no other pets, other than listed above on the premises without the express written approval of Management. Should I desire additional pets, I agree to apply to Management for approval, submit another Pet Application and obtain approval prior to pet occupancy.

In the event that my pet causes damage or destruction to persons or property, I agree that all costs of said damage or destruction shall come out of our Security Deposit and/or Pet Deposit. Should the Security Deposit or Pet Deposit be insufficient to cover the cost of any pet damage or destruction, then I agree to be financially responsible for damages above and beyond the amount of my security deposit.

If the pet becomes a nuisance or causes damage or destruction to the premises or otherwise violates the terms of this pet application, Management may terminate the pet's right of occupancy and/or my lease agreement subjecting me to eviction.