



Pets Are Welcome Sample Documents

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Pet Addendum to Rental Agreement



Pet Addendum to Rental Agreement

The pet addendum is an amendment to the lease dated _____ between the tenant (first name/last name) _____ and the landlord _____, covering the premises known as _____.

1. Tenant has read, understands, and agrees to abide by all applicable policies pertaining to pets provided in writing by landlord.
2. Landlord agrees to permit the tenant to keep the pet(s), _____, under the following terms and conditions.
 - a. That the pet(s) will only be allowed out of the tenant's premises in a fenced-in area or on a hand-held leash or in a pet carrier.
 - b. That the tenant will be liable for all damage to the premises caused by the pet(s), including all reasonable repairs and replacements. Upon termination of the lease or removal of the pet(s) from the premises, whichever occurs first, tenant shall have the premises professionally exterminated and the carpets, if any, professionally cleaned and deodorized at tenant's cost.
 - c. That the tenant will keep the pet in accordance with all applicable laws and ordinances, including licensing the pet(s) and keeping current all applicable shots. The tenant will provide adequate and regular food, water, veterinary care and will not leave the pet(s) unattended for any unreasonable length of time.
 - d. That the tenant agrees to diligently maintain cleanliness of litter pans as well as pet sleeping and feeding areas. Tenant will clean up after their pet(s) and dispose of their pet's waste properly and promptly.
 - e. That the tenant will agree to keep their pet(s) from being unnecessarily noisy or aggressive as to disturb others. The tenant will promptly remedy any complaints made through the landlord or owner.
 - f. That in an emergency, or if any pet becomes vicious, appears severely ill, or otherwise behaves in a manner that landlord believes poses an immediate threat to the health and



safety of the pet or others, landlord may enter the premises and remove, or cause to be removed, the pet and take any other action which landlord considers appropriate, including placing the pet in a shelter or other similar facility. In such an event, the tenant will be responsible for all costs incurred. Landlord shall only act under this section if tenant has failed to take corrective action within a reasonable time after being requested to do so or if the tenant is not available.

- g. That the tenant agrees to indemnify, hold harmless, and defend the landlord against all liability, judgments, expenses (including reasonable attorney's fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by the tenant's pet(s), except if caused by the landlord's gross negligence or willful misconduct.
- h. That if a dispute arises out of this contract that cannot be settled through negotiation, the landlord and resident agree first to try to settle the dispute by mediation. If the parties cannot agree on which agency shall administer the mediation, the _____'s (landlord or resident) choice shall govern.

PRINT RESIDENT'S NAME: _____

PET(s)' NAME/LICENSE #/MICROCHIP #: _____

RESIDENT'S SIGNATURE: _____

DATE: _____

PRINT LANDLORD'S NAME: _____

LANDLORD'S SIGNATURE: _____

DATE: _____



St. Hubert's Pets Are Welcome Webpage Copy Sample

Pets Are Welcome (at top with logo)

Pets are a part of the family with over 50% of New Jersey households having at least one pet*. Despite this number, renters often have trouble finding housing that welcomes their pets. The reality is that problems with housing are a leading reason why beloved family pets end up surrendered to shelters.

St. Hubert's Animal Welfare Center wants to make sure animals stay in their happy homes and we are committed to supporting both tenants and property owners with services that help make everyone, people and pets, successful in a rental home.

Free tools and resources offered to Pets Are Welcome property owners:

- a sample pet addendum
- assistance with pet insurance questions, such as carriers that allow all sizes and breeds of pets
- mediation on pet-related conflicts
- marketing assistance
- special access to a helpline for wildlife or other animal questions
- guidance on what to look for in a prospective pet resident
- access to the experts on staff at St. Hubert's

Resources for Pets Are Welcome tenants to help animals acclimate to their new rental home:

- free new ID tags
- assistance updating microchip information
- free regularly scheduled drop-in classes for canines that may need help with barking or other behaviors
- special access to feline behavior guidance to help cats with all transition issues
- special coupons and discounts for full-term training classes, Doggy Day Camp and retail items such as leashes, collars, puzzle toys, specialty pet cleaning supplies, proper size litter boxes, and economical cat perches

Property owners can fill vacant units and retain great residents, whom they would have otherwise overlooked, by welcoming pets onto their properties. With 25% of pet families renting homes*, this is a growing segment to which property owners can market.

For more information on becoming a Pets Are Welcome property or to schedule an appointment, please contact our Pets Are Welcome Coordinator at LHuston@sthuberts.org or call 973-377-4094.

* American Veterinary Medical Association's 2012 U.S. Pet Ownership and Demographics Sourcebook



Proclamation of PAW Sample

Proclamation

WHEREAS, pets are part of the family with over 50% of New Jersey households having at least one pet, and

WHEREAS, studies show that property owners can benefit from longer tenancy rates from pet families and studies also show that a lack of pet welcoming rentals is a leading cause of pet surrender and breakup, and

WHEREAS, St. Hubert's Animal Welfare Center is an animal welfare organization dedicated to supporting the human-animal bond and has expertise in animal behavior and resolving community animal concerns, and

WHEREAS, Leslie Prendergast's property at 44 Manger Road, West Orange, NJ 07052 welcome pet families without prejudice on size or breed of pets,

NOW, THEREFORE, St. Hubert's Animal Welfare Center does hereby proclaim Leslie Prendergast's property at 44 Manger Road, West Orange, NJ 07052 a:

Pets Are Welcome Property,

entitled to special program resources and support for property owner and tenants.

Heather Cammisa, President and CEO
St. Hubert's Animal Welfare Center
Orange, NJ 07052

Leslie Prendergast
44 Manger Road, West



Pet Resume Sample

Maxx

Pet Parent's Name: Sari Lehtonen
Phone: (555) 555-1212
Email: maxxsmom@xyz.com



About Maxx:

Maxx is an easygoing, happy dog. I have had Maxx for four years and he is an important member of my family. Maxx is housebroken. He is used to living indoors and does not bark excessively. Maxx has lived in three other apartment buildings and was well-liked by all former landlords and tenants. References are below.

Activities:

Maxx loves long walks. He has a fabulous time socializing with his buddies and getting some exercise. His favorite toys include stuffed animals and bones. His favorite interactive games include fetch and tug.

Training/Skills:

Sit, paw, down, comes when called

Health:

Maxx is up-to-date on his vaccinations. He is cared for by Dr. Veterinarian from Veterinary Clinic in New Jersey, where he receives regular examinations. I prevent heartworm, fleas and ticks by giving Maxx monthly medications. His rabies vaccine is good through November 2017.



About Owner:

Owning a pet is a responsibility that I take seriously. I act with Maxx's best interest in mind. I always clean up after him and, when I travel out of town, I make sure to arrange for reliable pet care well in advance. I am sure Maxx would be an excellent tenant and I would be happy to have you meet him. Please do not hesitate to contact me to set up a meeting or to obtain additional information.

Reference #1 Name: Rob Smith
Relationship: Property Manager, Skyway Village
Phone: 602-555-4440
Email: rsmith@skywayvillage.com

Reference #2 Name: Rose Treadwell
Relationship: Current landlord
Phone: 959-555-1478
Email: rtreadwell@gmail.com

PAW Launch Press Release Sample

St. Hubert's Animal Welfare Center Celebrates National Apartment Housing Day on April 5

MADISON, NJ (March 30, 2016) – On Tuesday, April 5, 2016, St. Hubert's Animal Welfare Center will be joining the National Apartment Association's celebration of National Apartment Housing Day with the official launch of its "Pets Are Welcome" initiative for rental property owners and tenants .

"We are proud to support both tenants and property owners with services that help make everyone, people and pets, successful in a rental," said Heather Cammisa, President and CEO of St. Hubert's Animal Welfare Center. "Right now 25% of pet families rent and it's a growing segment to which property owners can market. Pets are part of the family and we know that, according to American Veterinary Medical Association's 2012 U.S. Pet Ownership and Demographics Sourcebook, over half of New Jersey households have at least one pet. It's a win-win."

St. Hubert's is offering Pets Are Welcome property owners free tools and resources such as a sample pet addendum, assistance with pet insurance questions, mediation on pet-related conflicts, marketing assistance, special access to a helpline for wildlife or other animal questions, guidance on what to look for in a perspective pet resident, and access to the experts on staff at St. Hubert's.

St. Hubert's is also helping Pets Are Welcome tenants with an array of resources to help animals acclimate to their new rental home, such as free new ID tags, assistance updating microchip information, free regularly scheduled drop-in classes for canines that may need help with barking or other behaviors, special access to feline behavior guidance to help cats with all transition issues, and special coupons and discounts for full-term training classes, Doggy Day Camp and retail items such as leashes, collars, puzzle toys, specialty pet cleaning supplies, proper size litter boxes, and economical cat perches.

"From information about property insurance that allows all sizes and breeds of pets to special access to St. Hubert's training and behavior staff, we're here to help make transitions easier and to support long-term success," said Cammisa.



For more information and to schedule an appointment, contact Pets Are Welcome Coordinator Lauren Huston at 973-377-7094 x. 262 or at LHuston@sthuberts.org.

ABOUT ST. HUBERT'S ANIMAL WELFARE CENTER

Founded in 1939, St. Hubert's Animal Welfare Center is a nonprofit organization dedicated to the humane treatment of animals. Its services to the community include pet adoption and animal rescue, humane education, a pet helpline, pet training, professional education, animal-assisted therapy, and pet loss support. St. Hubert's Animal Welfare Center has shelters in Madison and North Branch, NJ, a dog training school in Madison, and a PetSmart Charities Everyday Adoption Center at the PetSmart in Mt. Olive. For more information about St. Hubert's, visit www.sthuberts.org or contact the Madison shelter at (973) 377-2295 or the North Branch shelter at (908) 526-3330 or the Everyday Adoption Center at (973) 448-7601, ext. 7.

Introduction Letter to Realtors Sample

[Company Name]
[Street Address]
[City, ST ZIP Code]
Att:

Dear [realtor's name],

I am reaching out to you to start a conversation about how, together, St. Hubert's Animal Welfare Center and (insert realtor's name) can ensure pets have homes, and stay in them, while increasing retention rates and providing support services to pet owners which will make your real estate business stand out amongst the competition. The issue of pets in housing is important to St. Hubert's Animal Welfare Center, as rental, landlord and homeowner association issues remain one of the primary reasons pets are relinquished to shelters.

By participating with St. Hubert's Animal Welfare Center in the Humane Society of the United States Pets Are Welcome initiative, you can expand your pool of potential clients and increase bottom line profits. We'll work with you to encourage sound pet policies and to provide support services to pet owners that can increase your client base while minimizing risk to property owners and managers.

I welcome the opportunity to meet you and share more about how we can work together to grow your opportunities to welcome pets (and increase your bottom line). My contact information is below.

Sincerely,



Outreach letter Sample

Hi neighbor,

St. Hubert's is here to support Pets Are Welcome (PAW) properties with a suite of free services for you and your tenants. If you're not already familiar with us, we're a local NJ 501(c)(3) non-profit providing services to animals and communities since 1939. We have shelters in northern and central New Jersey.

Please let us know if you'd like to access these free services and resources:

- Free access for your tenants to drop-in support classes with dog training experts.
- Free access for your tenants to visit with our feline behavior team.
- Free access to have questions answered via our Pet Helpline.
- Free access for you to contact St. Hubert's with questions or concerns relating to pets in rental housing.
- Exclusive access to pet renting support tools, such as sample pet addendums.

We believe pets are a part of the family and studies show the business sense of pets as tenants with a decrease in advertising dollars spent per vacant unit, longer lengths of stay and an increase in applicants per vacant unit when pets are welcome. (Carlisle-Frank, Ph.D., Pamela, Joshua M. Frank, Ph.D., Lindsey Nielsen (2005). *Companion Animal Renters and Pet-Friendly Housing in the U.S.* Anthrozoos. Williamstown, VA.)

Please contact me at LHuston@sthuberts.org or 973-377-7094 ext. 262. Thank you and we wish you the best with your rental property.

Lauren Huston

Pets Are Welcome Coordinator

St. Hubert's Animal Welfare Center

www.sthuberts.org

www.facebook.com/sthubertsanimal



Insurance Information Sheet Sample

Carriers that will write policies without an animal exclusion:

- RSUI
- Essex Insurance
- Mesa Underwriters
- Axis Insurance
- Western World
- Great lakes Insurance

Our recommendation for your commercial property insurance needs:

Vince Basciano
Vice President
ADP Statewide Insurance
325 Columbia Turnpike, Suite 106
Florham Park, NJ 07932
p-973 538 6300 x 217