

Tips For Landlords

As a Landlord, you have the opportunity to preserve the bond between responsible owners and their family dogs, and you can profit from it! Welcoming dogs of all kinds is a great business practice!

- **Retention** – Turnover is expensive. Families with large dogs have put a lot of time and effort into their search, and are likely looking to stay awhile. Retention of excellent tenants saves you time, money, & effort finding a new tenant and eliminates risk.
- **Additional Revenue** – Pet Rent. As expenses and taxes for rental properties are high, additional revenue streams can be very helpful. Require pet rent from your tenants to help cover anticipated costs.
- **Reduced Risk** – Ask for Extra Insurance & Deposit.
 - **Renters Insurance**- If you are still on the fence, you may choose to require renters insurance and/or dog liability insurance to help ensure that you will not be liable in the case of a bite.
 - **Pet Deposit** - Require a refundable deposit. An extra deposit will encourage families to keep the property in excellent shape and you can rest assured that damages will be covered.
- **High-Quality Residents** - The scarcity of pet-friendly rentals results in high-quality applicants & appreciative, responsible tenants. By expanding your list of potential tenants, you have more applicants to choose from, and the opportunity to create a pet-loving community with tight-knit neighbors.

Signs of Positive and Prepared Tenants

- **Pet Resume** that shows all of their dogs' best traits. This may seem silly, but it gives you an opportunity to see all of their dog's best qualities and address some major concerns right off the bat.
- **References** from people who can attest to the dog's good behavior. This can help determine whether the dog is consistently well behaved around different people in different situations. Great references include; Dog trainer, veterinarian/technicians, past landlord, neighbors, groomer, daycare provider/walker, family members, and friends.
- **Veterinary records** and proof of registration Veterinary records can show a person's habit of responsible ownership. Consistently up-to-date shots, spay/neuter, preventative health, and city license show investment and commitment to their dog and can give you a general idea of their responsibility level.
- **Require a family "Meet & Greet"**. Nothing will tell you more about a dog than meeting him. This gives you a chance to look for smart, polite, and quiet family dogs.

Add Your Property to our Nationwide Database.

We currently have the most comprehensive open online database of non-discriminatory housing. Responsible tenants with large breed dogs are always looking for housing across the country, and they are not willing to give up until they find a home with their family pets. Utilize this as a **free listing service** to expand your reach of potential future tenants.

For more information, visit our website: www.mypitbullisfamily.org or connect with us on social media!    

HELPFUL HOUSING SEARCH TIPS

from

MyPitBullisFamily.org

Home of the Nation's largest all dog friendly housing database



WE ALL DESERVE A PLACE TO CALL HOME

- **Start your search early** - We recommend starting your search **AT LEAST** 2-3 months before you need to move. Finding pet-friendly housing takes more time and effort, give yourself time to find the right place for your family.
- **Search our Nationwide Database** to find an apartment that does not have breed or weight restrictions. We currently have the most comprehensive open online database of non-discriminatory housing and continue to add information as we receive it.
- **Contact Private Landlords vs Apartment Complexes.** If there is not a listing in your area in our database check for private landlords in your area that are pet-friendly. Your best option may be to look at single-family homes, duplexes, and privately owned apartment buildings.
- **Use Online Resources** to expand your options and increase your chance for success.
 - Use keywords such as “pet-friendly rentals” and “breed friendly rentals”
 - Search for available housing and/or post a “Housing wanted” ad on Craigslist; you will often find private landlords who will be willing to work with you.
 - Search nearby rescue pages; some rescues may have leads for pet-friendly rentals in the area, or resources to help you find it.
 - Post to your Facebook page and ask your friends to share. You may also post on the pages of advocacy groups and rescues in your area to see if other members may have leads or tips.
 - Review Realtors/Apartment Locators may be very helpful in your search. They already know how to find pet-friendly housing, and have most likely found housing for large breed dogs.
- **Be an extraordinary tenant!**
 - Always keep your dog on a leash
 - Pick up after your pets
 - Create an exercise schedule
 - Have a backup plan for bad behavior and utilize a positive reinforcement trainer

- **Offer a family “Meet & Greet”** - Nothing will tell a landlord more about your dog than meeting him. Give them a chance to meet your whole family.
- **Create a Pet Resume** - Show off all of your dog’s best qualities! Be sure to list any special tricks and completed training courses.
 - Gather References from those around you who can attest to your dog’s good behavior. This can help prove that your dog is consistently well behaved around different people in different situations. Great references include: Dog trainer, veterinarian/ technicians, past landlord, neighbors, groomer, daycare provider/walker, family members, and friends.
 - Bring veterinary records and proof of registration. Veterinary records can show your habit of responsible ownership. Consistently up-to-date shots, spay/neuter, preventative health, and city license show your investment and commitment to your dog.
- **Offer Extra Insurance & Deposit**
 - Renters Insurance - If your new landlord is still on the fence, offer to acquire renter’s insurance and/or dog liability insurance to help ensure that he will not be liable in the case of a bite.
 - Pet Deposit - An extra refundable deposit is a motivating incentive for a landlord to put their trust in you. They can rest assured that damages will be covered. You have the opportunity to show that you are confident that you and your family will be awesome tenants and you are not worried that you will lose your deposit. Be sure to put your deposit agreement in writing.

