
PET ADDENDUM:

Pets or No Pets, the choice is yours. However, did you know 72% of Utah renters are looking for a property that allows pets? While we understand there may be some legitimate reasons for not allowing pets, we recommend that if possible, you allow pets. Ultimately, the main hesitation for allowing pets is fear of property damage.

While pet damage is a legitimate concern, there's another factor that should be considered. Vacancy is the most expensive expense an owner can experience. Data shows that with more than half the renter population wanting, or having pets and most investors not allowing them, the vacancy period can be cut in half. In short, there's an opportunity to lease your property faster and reduce the vacancy.

That is why we have created our **Pet Damage Guarantee**. This program will give you the peace of mind knowing your property is guaranteed against pet damage.

Here's how it works: If you decide to allow a pet(s), we will first screen them through a third-party pet screening company called Pet Screener. Much like a tenant application, the pet will be underwritten in the same fashion. After the pet is screened, it will be given a "PAW" score. Please know that we do not allow dogs on the aggressive breeds list, or those with a 1 PAW score.

We will then charge the tenant a monthly "pet rent" for the pet that has been approved. Utah Property Solutions will collect the monthly pet rent and share it equally with you, the property owner.

When the tenant moves out of the property, we (Utah Property Solutions) will cover up to \$2,000 in repairs for pet related damages to the property. Pet related damages are items such as paint on the doors and baseboards, carpet, pad screens, etc. Basically, if we collect \$35 month for pet rent, you send you \$17.50 and we keep \$17.50, and you have the peace of mind knowing that there are additional funds if needed, for pet damage AND it's likely your property may be rented in 2 weeks opposed to 4, which could be a \$750 savings in itself.

- Do NOT allow pets.** *(you may change this at a later time with a simple email)*
- Allow pets & take advantage of our Pet Damage Guarantee**

OWNER SIGNATURE:

DATE: