

# PET POLICY



To many, pets are family. As much as we would like to accommodate all pets, we're not always able to do so. If the home you're interested in is approved for pets, you'll need to do a quick application as part of the qualification process. Below is our minimum criteria if pet(s) are allowed. It is to be understood that no pets of any kind are permitted without the specific written approval. A pet application charge is administered by a third-party pet screening tool. Service and emotional support animals are required to be screened the same as all other pets, however, there will be no fees charged.

There is a maximum of 2 pets. If you wish to apply for a home and have a pet, you will need to complete an online pet profile from our Pet Screening affiliate, [petscreener.com](http://petscreener.com). The pet application is \$20.00 per pet and non-refundable. Once your pet profile has been completed, we will begin the approval process. If your pet is approved, you will be charged a non-refundable pet initiation fee of \$115.00.

There will also be a non-refundable pet deposit, monthly pet rent and an annual pet inspection charge as determined by their Paw Score and company screening. Utah Property Solutions reserves the right to deny a pet application, regardless of the Paw Score.

## 5 PAW SCORE

Pet Screening Application Fee: \$20 (non-refundable)

Pet Lease Initiation Fee: \$115 (non-refundable)

Non-Refundable Pet Fee: \$200

Monthly Pet Rent – \$1 per pound with a \$35/month minimum.

Pet weight is determined by the documentation provided by a licensed veterinarian. If not provided, the weight will be an average of the weight range at the time of maturity as defined by the American Kennel Club (A.K.C.)

## 4 PAW SCORE

Pet Screening Application Fee: \$20 (non-refundable)

Pet Lease Initiation Fee: \$115 (non-refundable)

Non-Refundable Pet Fee: \$225

Monthly Pet Rent: \$1 per pound with a \$35/month minimum.

Pet weight is determined by the documentation provided by a licensed veterinarian. If not provided, the weight will be an average of the weight range at the time of maturity as defined by the American Kennel Club (A.K.C.)

### 3 PAW SCORE

Pet Screening Application Fee: \$20 (non-refundable)

Pet Lease Initiation Fee: \$115 (non-refundable)

Non-Refundable Pet Fee: \$250

Monthly Pet Rent: \$1 per pound with a \$35/month minimum.

Pet weight is determined by the documentation provided by a licensed veterinarian. If not provided, the weight will be an average of the weight range at the time of maturity as defined by the American Kennel Club (A.K.C.)

### 2 PAW SCORE

Pet Screening Application Fee: \$20 (non-refundable)

Pet Lease Initiation Fee: \$115 (non-refundable)

Non-Refundable Pet Fee: \$300

Monthly Pet Rent: \$1 per pound with a \$35/month minimum.

Pet weight is determined by the documentation provided by a licensed veterinarian. If not provided, the weight will be an average of the weight range at the time of maturity as defined by the American Kennel Club (A.K.C.)

### 1 PAW SCORE

ADDITIONAL SCREENING MAY BE REQUIRED.

Due to insurance company policies, dogs with a bite history as well as the following breeds are prohibited:

Akita

Alaska Malamute

American Bulldog

Bullmastiff

Bull Terrier

Chow

Doberman Pinscher

German Shepherd

Husky

Preso Canario

Pit Bull

Rottweiler

Rhodesian Ridgeback

Shar-pei

Siberian Husky

Staffordshire Terrier

“Wolf Dog”, or any combination of these.

Utah Property Solutions complies with all service animal and emotional support animal regulations, which includes a form provided directly from your medical provider giving us proper evidence to satisfy the property

owner of your need. Please be aware there are laws in the United States regarding falsification of service animal or emotional support animal documentation. Service and Support Animals must still complete an application, however any fees associated with the animal will be waived.

Tenant agrees if any pets or animals are kept on or about the premises during ANY part of the occupancy, Tenant shall be responsible, over and above the security deposit, for all costs incurred as a result of damages caused by said animal(s), including but not limited to the cleaning, repairing, or replacing of carpets, carpet pads, drapes, blinds, lawn, trees, shrubs, fences, walls, doors, and screens. Said costs shall be deducted from the Deposit. Any funds due in excess of said Deposit shall be the responsibility of the Tenants and paid immediately to the Landlord/Agent upon vacating the premises. Failure to pay shall result in the collection and/or legal proceedings. Tenant understands all fees are per animal not household. Tenant has read and understands the regulations and promises that applicant and members of applicant's household and/or guests promise to fully comply. All pets, even temporary, part-time, or visitors, must be disclosed, screened, and fees paid in advance.

Thank you again for your stay with us and if you have questions please contact us [service@utahpropertyolutions.com](mailto:service@utahpropertyolutions.com)

Sincerely,

Property Solutions of Utah, PLLC DBA Utah Property Solutions 1226 W South Jordan Parkway, Suite D  
South Jordan Utah 84095

\_\_\_\_\_  
Company Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant Signatures

\_\_\_\_\_  
Date