



ARIZONA HUMANE SOCIETY

Conducting a Successful Housing Search

As a pet owner, you want to show a prospective landlord that you are a responsible tenant and a responsible pet owner. You want to convince the landlord that it would be a good thing to have you as a tenant! Here are a few things to consider when renting with pets:

- **Give yourself enough time.** No one likes moving, much less finding rental housing that accepts pets. If possible, start your search at least six weeks before you plan to move.
- **Focus on places that allow most pets.** You're more likely to be successful if you focus on places that allow most pets, allow certain pets (for example, cats or dogs weighing less than 20 pounds), or that don't say, "Sorry, no pets." Individual home and condominium owners may be easiest to persuade.
- **Be prepared with temporary housing plans.** You might not be able to find pet-friendly housing right away so have a backup plan in place. Ask a good friend or a family member if they would be willing to care for your pet temporarily until you can find rental housing that allows pets. If you can't bear the thought of being away from your pet, then stay at short-term pet-friendly accommodations like hotels or even a B&B or a cottage.
- **Show an interest in cleanliness.** Point out that your pet is housetrained or litter-box trained. Emphasize that you properly dispose of your pet's waste.
- **Promote yourself.** Responsible pet owners make excellent residents. Because they must search harder for a place to live, pet caregivers are more likely to stay put. Lower vacancy rates mean lower costs and fewer headaches for landlords and real estate agents.
- **Promote your pet.** Offer to bring your pet to meet the owner or property manager, or invite the landlord to visit you and your pet in your current home. A freshly groomed, well-behaved pet will speak volumes.
- **Be willing to pay a little extra.** Tell your prospective landlord or resident manager that you are willing to pay an extra security deposit to cover any damages your pet might make to the property.
- **Get it in writing.** Once you have been given permission by a landlord, manager, or condominium committee to have a pet, be sure to get it in writing. Sign a pet addendum to your rental agreement.
- **Get permission for all types of pets, not just dogs.** Sometimes tenants assume that indoor cats or caged pets will automatically be okay because no one else ever sees them. Trouble (and heartache) arises when they're found to have pets without permission.
- **Be honest.** Don't try to sneak your pet in to any rental property. If you do so, you may be subject to possible eviction or other legal action.

Pet-friendly Housing Resources

- zillow.com
- rentdigs.com
- rent.com
- apartmentguide.com
- myapartmentmap.com
- peoplewithpets.com
- apartmentlist.com
- mynewplace.com
- hotpads.com
- Trulia.com