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**Apartment Renting With Pets**

**By Kyle Thomas Haley**

If you're a pet owner who is considering a move to an apartment there are certain things you must be keep in mind. First, whether or not your pet will be accepted by most landlords depends primarily on the type, size and personality of your pet.

Dogs:

If you own a large dog, apartment living is probably not for you. Not only will accepting landlords be hard to find, but your dog will not be happy in the confined space of an apartment. A large dog needs room to exercise and play, neither of which is usually available in an apartment setting.

If you plan to move to an apartment, make sure your dog is one that will adapt easily to this change in environment. Usually smaller, lap dogs are the best choice. However, even smaller dogs can cause problems.

If your dog barks or whines a lot you may well find yourself at odds with the landlord, as well as with other tenants. Many times your dog only causes a disturbance because it's lonely or bored. If you're gone during the day, you can sometimes alleviate these problems by hiring a pet walker to come in and give your dog attention and exercise.

You must also keep in mind that most apartment complexes have leash laws so you will have to accompany your dog each time it goes outside. Since most complexes don't have areas where it's safe for your dog to run free, this is as much a matter of your dog's safety as it the protection of other tenants.

Cats:

Cats are the pets of choice for apartments. Most are not as socially oriented as dogs and are quite happy left on their own. As long as your cat has a nice spot to curl up and take a nap, space isn't an issue. More than likely your pet is a house cat so frequent trips outside aren't required.

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But you must realize that some landlords do not accept cats any more willingly than they do dogs. Some have a strict "no pets" rule. If that's the case, don't consider renting there. If your pet is discovered you may be evicted and/or fined.

### Other Pets:

"Pocket pets" such as fish, birds, and reptiles usually don't pose a problem when it comes to renting. However, you should still check with your prospective landlord to make sure.

### General Tips:

Landlords who do accept pets often require a pet deposit. This is intended to cover any damage your dog or cat does to the premises, as well as additional cleaning that may be necessary when you leave the apartment.

If you're searching for apartments that accept pets, there are many places to go for help. You'll find lots of websites and message boards dedicated to this subject. You can also enlist the help of a local realtor or relocation specialist who usually have lists of "pet-friendly" apartments. Just make sure you're clear on the policy regarding pets before you sign any rental agreement.

If you take into account your pet's needs, as well as those of your landlord, you'll be much more likely to find an apartment that meets your needs.

Happy apartment hunting!

Kyle Thomas Haley has been helping people relocate on the Internet since 1999 for STANZEEKAY Inc's Relocation Websites:

<http://www.apartment-rental.net>

and

<http://www.relocation-guide.net>

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**Not all apartment leases are created equal**

**By dan the roommate man**

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Before signing any lease:

## Apartment Renting With Pets

- \* Take a walk through the unit that you are renting to make sure it is in good repair.
- \* Be sure to read the lease completely. All leases are not the same.

What should be included in your lease:

- \* All verbal promises should be reduced to writing within the lease.
- \* Are there provisions for a job transfer within the lease?
- \* How and when do you give notice to move? Must you give notice even when the lease expires and you wish to move? Can you go month to month at the expiration of your lease?
- \* How long does the landlord have to return your security deposit once you have moved.
- \* Who is responsible for the repairs to the apartment? If you move into an apartment complex, there are usually maintenance people to take care of all needed repairs. On the other hand if you are renting from a private landlord, you may be responsible for part or all of the repairs.
- \* Are late fees addressed in the lease?
- \* Who is responsible for the utilities?
- \* What happens if you cause damage to the apartment?

If you want to make a change to the lease, cross out the clause in question. Then both you and the landlord must initial the change for it to be binding.

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