



Animal Policy



At Elevate, we love your animals just about as much as we love our residents. The allowed number of animals and any applicable breed restrictions will be determined by the owner of the property. You can find this information in the online listing information for the property you are applying for. If you are a current resident and would like to add an animal to your lease, please contact our office for assistance.

- \$350 refundable pet deposit & \$150 non refundable pet fee per animal
- \$25-\$65 monthly pet fee per pet
*as determined by risk factors assessed by PetScreening.com
- \$15 - monthly small pet fee per pet
*Birds, reptiles, rodents, reptiles, fish tank, etc.
- Animal Application via PetScreening.com required for all animals
- Renter's Insurance with liability and property damage coverage for animals is required
- Animals must be up to date on vaccines and must be spayed/neutered.

We value the comfort and safety of all our residents while ensuring a clean and well-maintained property. To this end, the following animal policy outlines the responsibilities and expectations for animal ownership within our managed properties.

1. Pet Limitations

- Residents may have a maximum of three (3) animals per household, considered on a case by case basis.
- All animals must be domesticated and suitable for living in a residential setting.

2. Insurance Requirements

- Residents will be required to have renter's insurance that provides coverage for all animals on the property, to include both property damage and liability.

3. Health and Wellness

- All animals must be up to date on immunizations, including but not limited to rabies, as required by local laws.
- Proof of current vaccinations must be provided during the animal application via our third party animal screening company.
- All animals must be spayed or neutered. Documentation will be requested to verify compliance.

4. Aggression and Behavior

- Animals with a history of aggression or biting are not permitted.
- Animals must display non-aggressive behavior toward humans and other animals at all times.

5. Waste Management

- All animal waste must be picked up immediately and disposed of properly in designated waste receptacles.
- Residents must clean up their yard or outdoor area of animal waste at least twice a week.

6. Leashing and Supervision

- Animals must be leashed and under control when outside the home or within common areas.
- Animals may not be left unattended in outdoor areas or on balconies.

7. Noise Control

- Excessive barking or noise that disturbs neighbors is prohibited. Residents are responsible for addressing any noise complaints related to their animals promptly.

8. Property Damage

- Residents are responsible for any damage caused by their animals to the property, including but not limited to flooring, doors, landscaping, fencing, and fixtures.
- Repair costs will be assessed and billed to the resident from Elevate's repairing contractor of choice as necessary.

9. Compliance

- Residents must comply with all local and state regulations regarding animal ownership.
- Any violation of this policy may result in fines, required removal of the animal, or termination of the lease agreement.

10. Approval Process

- All animals must be disclosed and approved by Elevate Property Management prior to moving in or acquiring a new animal.
- Residents must submit a completed online animal application, including animal details (e.g., breed, age, size), vaccination records, and spay/neuter documentation.
- Management reserves the right to deny any pet based on these guidelines or other reasonable considerations.

11. Service Animals/Emotional Support Animals

- The pet application fee will be waived for all confirmed Service & Emotional Support Animals.