

SHOULD YOU ACCEPT A PET?

When facing the issue of pets, we often need to use a logical approach. Saying “no” to a pet right away can often lead to illegal pets or possibly missing the best tenant. Most owners shudder when you mention pets. To be perfectly honest, this is an understandable reaction since there are cases when tenants allow their pets to cause considerable damage to a property.

The Application

Whether or not a landlord allows a pet, it is always advisable to have an area for disclosing pets in an application-to-rent. It is important to obtain as much information on the prospective tenant, particularly if you want to determine whether they do have or do not have pets. If another landlord reveals that the applicant has a pet, this becomes solid ground for refusing the applicant.

Consider Pets Negotiable

If you are saying no to all animals, consider saying, “pets negotiable.” The problem in stating a definite “no” is the prospective tenant may be the right person for the property. When you say “negotiable,” it allows the landlord to select a tenant who has an appropriate pet. Well-qualified applicants generally extend the care for their pets to caring for the property. It would be better to have them list their pets, examine the information, and then make an informed decision.

Do Pets Work in The Property?

This is a logical step to consider. Obviously, a townhouse with a postage stamp backyard generally is not suitable for a German Shepherd, Springer Spaniel, or a Great Dane. The prospective tenants may tell you their pet never makes a mess, has never caused damage, they walk it everyday, always pick up

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any animal droppings, and it is accustomed to living in a one-bedroom apartment for years. Common sense must prevail when renting the property to someone with a pet. Look at the property objectively and discuss the issues with our management company on what pets are suitable for the property before putting it on the market.

Avoid Some Animals

There are pets to avoid and mostly this comes down to “dangerous and destructive.” Some people relegate this to a Pit Bull, Rottweiler, Doberman, large or small snakes, rats, etc. However, any animal that is vicious or dangerous, large or small, can be a problem. Good tenant screening often takes care of this problem. It is a good idea to have a list of “unwanted” pets that are completely unacceptable. Insurance companies often carry a “dangerous pet” list and you can check with your provider on what animals they have listed that could cause problems with claims.

It is also important that to determine what

defines a pet and if it meets the requirements of the zoning laws for the property. There are areas that allow farm animals, but this is not normally the case – this will eliminate people who may want to raise chickens, a cow, sheep, horses, etc.

Service Animals are NOT Pets

Always remember that if a person has a disability and has an authorized service animal, they are NOT considered pets. You cannot turn someone down just because they have a service animal. Generally, most service animals are fully trained and well behaved. It must be the rental history, not the service animal, that determines whether to accept or deny the applicant.

Additionally, under Federal Fair Housing, you cannot charge any amount of deposit for a service animal. It is illegal and landlords can incur serious fines and damages if they charge an additional deposit for a service animal.

The Bottom Line

When you are in doubt concerning pets, use common sense and proceed with caution. Discuss your questions and concerns with us and we can assist you on the subject of pets. Then, if you still feel you want to say “no” to a pet, you can.

Happy
Holidays
from
PRANDI

This year we provided a wonderful Christmas celebration for a family in need through the Canal Alliance organization.



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PRANDI Property Management, Inc. proudly holds the Prestigious Certified Residential Management Company (CRMC®) designation, from the National Association of Residential Property Managers (NARPM).

Vision Statement...

To be the most trusted name in property management services in Marin County by offering unparalleled customer service through effective communication, technology, and continued education. The PRANDI Team will continue to be the most respected leader in the industry and strengthen our presence in Central and Southern Marin.

ARE YOU CONNECTED?

Have you been following our blog? Have you fanned our Facebook page? Are you connected with us on LinkedIn? Did you know we're on Twitter? Well we are, and we want to connect with you!

We are constantly updating our social media outlets with interesting and informational materials for you, our tenants, and our tenants-to-be! You can find information on newly listed and leased properties, office happenings and upcoming events.

It's easy to get involved—go to our website at www.prandiprop.com and click on the Facebook, Twitter and LinkedIn links on the top of the page. You can find our blog at www.prandiprop.blogspot.com, and click on "Follow Our Blog" on the right hand side of the page to get blog updates and join the conversation.

We are also pleased to announce a new preferred vendor for all maintenance and repairs. Marin Home Remodeling has been a Marin fixture for over 25 years, offering quality repairs and remodeling. President Colin Birmingham is a licensed contractor with 40+ years of experience. He is teaming up with Sergio Espinoza, who is already quite familiar with our portfolio of properties and residents. We are all looking forward to working with this team of professionals!

Please note our office will be closed December 24th and 31st and please expect your 2009 Income Summary details in mid-January.

Happy New Year!

—Your PRANDI Property Management Team

Left: Our PRANDI Blog where we talk about everything from clogged drains to team building.

Below: Our PRANDI Journal, a newsletter designed to keep our residents informed.