

Pet Screening Checklist for Landlords

Recommended by the [American Humane Society](#)

The following questions will assist you in screening a prospective tenant and their pet. You should also actually see the pet before you rent, especially dogs. A well-groomed, well behaved pet is one of the best signs of a responsible pet owner. RHOL recommends checking legal restrictions before considering exotic pets like ferrets and snakes.

Screening questions for all pets

- What type of pet do you have? _____
- How long have you owned your pet? _____
- Can you provide a letter from your veterinarian confirming that each pet is in good health and up-to-date on vaccinations? _____
- Can you provide a written reference for your pet from your current landlord? _____
- Has there been any damage or complaints about your pet at your current address? _____
- Does your pet have any medical or behavioral problems? If so, what treatment or training are you using?

- Do you agree to a lease contingent on your pet's behavior? _____
- Who will care for your pet when you are on vacation or during a medical emergency? _____
- Do you agree to pay a pet security deposit of \$ _____
- Do you agree to additional rent of \$ _____

For Cat Owners

- Has your cat been spayed or neutered? _____
- Do you keep your cat indoors? _____
- Does your cat use the litter box that you provide? _____
- Does your cat wear an identification tag and license tag? _____
- Is your cat registered with the local animal care and control authority?

- How often do you treat your cat for fleas and ticks? _____

For Dog Owners

- Have you and your dog completed a dog training class? _____
- Has your dog been spayed or neutered? _____
- Is your dog licensed and wearing an identification tag? _____
- Do you keep your dog on a leash when you go for walks? _____
- Do you always make a point of immediately cleaning up after your dog?

- Is your dog housetrained? _____
- How much time does your dog spend alone each day? _____
- How often do you treat your dog for fleas and ticks? _____