



Animal Screening - Part of the New Norm

Most animal owners today consider their pet to be part of the family. They wouldn't even consider a place that would not allow their beloved animal. We've outlined some healthy reasons to permit pets on a case-by-case basis and why we make it a normal practice to have all pets and assistance animals screened.

HIGHER RENT

Market value determines what price to set for property rent. By allowing animals on a case-by-case basis, requiring animal screening, and setting forth standards, rental properties can actually increase rent or compete for better rent rates when compared to a non-pet friendly rental.

TENANT RETENTION

The more a tenant considers a property their home, the more likely they are to renew a lease. Settling in with their pet/animal can make a home feel more like a permanent residence. Long-term rentals with the proper oversight is cost effective for both landlords and tenants.

LARGER POOL OF APPLICANTS

Animal ownership in the United States is at an all-time high. According to the *2021-2022 APPA National Pet Owners Survey*, 70% of U.S. households own a pet. Over 76% of millennial renters own pets. Allowing pets attracts more tenants to your property and gives you more tenants from which to choose. More applicants give us the opportunity to find the best fit.

RESPONSIBLE PET OWNERS CAN BE MORE RESPONSIBLE TENANTS

Taking care of a pet requires a lot of time and attention, and there's a likelihood that behavior will translate into renters treating your property with the same amount of respect and energy. Owning a pet in today's culture is a big part of both mental and emotional health.

ASSISTANCE AND SERVICE ANIMALS ARE NOT PETS

People who use assistance animals are entitled to equal access to all housing accommodations provided under state and federal law. Refusing to rent or lease a property because of assistance animals is a violation of the law. In addition, an assistance animal is exempt from pet deposits, fees, and additional rents. A property with a "no-animals" policy must allow a person who has an assistance animal to keep the animal. Tenant requests for assistance animals are growing rapidly as more mental health studies show the benefits that animals have for certain mental and physical disabilities.

KSP USES PET SCREENING TO IMPROVE TENANCY

- Provides assistant and companion animal application verification and validation through our third-party screening service's comprehensive legal and FHAct/HUD guideline review process.
- Adds an additional layer of liability protection by having a standardized process when dealing with household pets and assistance animals.
- Generates a Pet Profile with FIDO Score™ based on animal specific information such as breed, pictures, weight, vaccination records, and behaviors.