



## Negotiate your way into a dog friendly lease

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Negotiating your way into a dog-friendly rental lease is not always an easy task. Although millions of Americans own pets, a landlord who doesn't want to assume the risks associated with one may not want to rent to a pet owner. So how do you change his mind? You do it by following a few basic tips. In her article "Negotiate Your Way into a Pet-Friendly Pad during the Dog Days of Summer", Peggy Abkemeier, president of Rent.com, tells renters how to convince a landlord to accept a pet. They are as follows:

### **Tip #1 - Do a dog-to-face interview.**

Set up a dog-to-face meeting. Allow for basic obedience tests and inspections. Let the landlord see first hand how well-mannered your pet is. If the meeting goes well, the landlord may be more willing to bend a few rules in order to rent you and your dog a space.

### **Tip #2 - Show proof of renters insurance.**

Reassure the landlord of your good intentions of caring for his property by giving him proof of renters insurance. Be sure the liability limits are high (\$100,000). Also, highlight the pet clause in it, so he can clearly see that you are covered for any damage caused by your dog.

### **Tip #3 - Give a letter of recommendation.**

Get a letter of recommendation from your prior landlord and neighbors. It should address the basic behavior of your dog while living in their community. Be sure it touches on subjects like "noise levels" and "over-all friendliness."



Photo by S. fishman/Blog.Trb.Com

**Tip #4 - Validate that your dog has his shots.**

Give the landlord a certificate verifying that your dog's vaccinations are up-to-date. It will diffuse any fears he has about the overall health of your dog and safety of other tenants.

**Tip #5 - Offer up an obedience-training certificate.**

Even if he doesn't ask, show the landlord a certificate certifying that your dog has obedience training. This will assure him that you've gone the extra step to raise a well-behaved dog that won't run wild on his property or keep the neighbors up at night.

Use these five tips and you'll increase your chances of negotiating your way into a dog-friendly lease. You will also save yourself time and money because you'll be prepared for any questions a landlord might have about your dog.