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## ANIMAL CRAZY

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### Desperate landlords might be more willing to accept pets

posted by Daphne Sashin on Aug 6, 2009 2:12:42 PM

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With rental vacancy rates up and rents down, it's a renter's market out there. That means prospective renters may be able to negotiate for pet-friendly policies more than ever before, according to [Rent.com](#).

Although 80 percent of Rent.com's apartment communities with 50 units or more accept cats and/or dogs, that dream apartment near the dog park may not be listed as pet-friendly. Rent.com recommends the following tips:

1. Provide a **glowing recommendation** from your existing landlord and neighbors about your pet's excellent behavior. Many landlords with stringent no-pet policies have dealt with irresponsible pet owners in the past.
2. Offer a certified **letter from your veterinarian** explaining that your pet is up to date on the necessary vaccinations and treatments. Proving that your pet is healthy can diffuse a landlord's concerns about other tenants' well being.
3. Give written proof that your dog has completed an **obedience training** course. Dogs can talk to each other through the walls and you don't want to keep your neighbors awake at night.
4. Go the extra step to ensure your **rental insurance** supports pet damage. Providing assurance that you'll cover any potential pet-related damages can help your landlord rest easy.
5. **Interspecies Interview:** Make plans to meet with the landlord for a consultation, and bring your furry friend along. Quite often, landlords will be willing to bend the rules if they approve of your pet in person.