

# Ideas & Suggestions



"A heartbeat

at my feet."

-Edith Wharton

- ◆ Encourage residents to form a pet committee and to monitor each other.
- ◆ Seek assistance from the Community Housing Services landlord-tenant helpline: 303-831-1935.
- ◆ Indicate in your Pet Agreement that you will perform regular apartment inspections every three to six months. You must give 24 hours' notice (per Community Housing Services).
- ◆ Fine residents who don't clean up after their dogs (state in lease).
- ◆ Place warning letters on residents' doors.
- ◆ Provide pet waste pick-up dispensers and receptacles at strategic locations on your property.
- ◆ Utilize a pet waste pick-up service.
- ◆ Interview potential residents with their pets whenever possible.
- ◆ ALWAYS ask for previous property owner/manager references, and cross-check these with the county assessor's office to ensure their legitimacy.
- ◆ Utilize a renter screening service.
- ◆ Ask specific interview/screening questions regarding pets.
- ◆ Specify in the lease that if deposits don't cover damages/cleaning, residents are still responsible for ANY AND ALL damages.
- ◆ Perform move-in and move-out walk-throughs with residents whenever possible, and utilize a standardized form to determine the condition of the unit before and after residency.
- ◆ Designate specific dog "walk" areas.
- ◆ Don't rent to every pet owner. It is your prerogative to accept only those you deem responsible pet owners. Subject each prospective resident to the same screening questions and requirements to avoid Fair Housing Act issues.



**DENVER DUMB FRIENDS LEAGUE**