



FERBER TRANSACTIONS LLC dba FloridaTCS.com

321-248-5151

335 N MAGNOLIA AVE 1209

ORLANDO FL 32801

Pet Screening & Requirements

- No pet application fees for anyone
- No pet deposit required
- Service animal - Documentation required/ NO APPLICATION OR RENT
- Emotional support animal- Documentation required/ NO APPLICATION OR RENT
- No attack trained animals or known vicious breeds permitted
- Weight limit of 55lbs per pet
- No more than 2 pets per property
- Renter’s insurance required for all rentals
- Must complete a pet application and have animal approved before moving in
- Vaccination records are needed for each pet- *Can not be approved without*
- Photo of each pet- *Can not be approved without*
- Allowed if stated acceptable on rental listing only
- If 2 pets are applying: you only pay 1 rent to the highest paw score of the 2
- 5 Paw Score/**10\$ monthly rent**
- 4 PAW Score/**20\$ monthly rent**
- 3 PAW Score/**30\$ monthly rent**
- 2 PAW Score/**40\$ monthly rent**
- 1 PAW Score/**50\$ monthly rent**

Pet Rent Determination

Pet Weight under 15lbs	GET 1 PAW		
Age over 24 months	GET 1 PAW		
Neutered/Spayed	GET 1 PAW		
No “bite” Incident	GET 1 PAW		
Health examination result in last 12 months	GET 1 PAW		
*Farm/Exotic Pets & Fish Tanks over 50Gal <i>Case By Case Basis</i>	Water Filled Tanks “Fish Tanks” (Per Tank Over 10gals) *max of 50 gal \$10 per 10 gallons	Caged pets (per pet) (Hamsters, Gerbils, Guinea Pigs, Reptiles, Ferrets, Amphibians etc...) \$10	Birds (per cage) <i>Small Breeds (ie. Budgies & Finches) - Large Breeds (ie. Parrots & Cockatoos)</i> Small Breed - \$10 Large Breed - \$25



Breed Restrictions:

- American Pit Bull Terrier
- American Staffordshire Terrier
- Bull Mastiff
- Chow
- Doberman
- Pit Bull
- Presa Canario
- Rottweiler
- Wolf
- Wolf hybrids
- Any combination mix of the foregoing breeds, and any other breed or type that Landlord deems to have similar characteristics.

PET SCREENING IS A REQUIRED PART OF THE APPLICATION PROCESS FOR ALL APPLICANTS: A welcoming environment is paramount to all of our residents with or without pets as well as animals. To help ensure ALL of our residents understand our pet and animal-related policies, we use a third-party screening service and require EVERYONE to complete a profile. This process ensures we have formalized pet and animal-related policy acknowledgments and more accurate records to create greater mutual accountability. If you need accommodation in another way, please contact us. Most of our properties allow almost any pet you could imagine! We have had Labs and Chihuahuas, cats and mice (not together of course), snakes, ferrets, birds and rabbits. We understand that a pet plays a significant part in many people's lives, so we strive to allow most animals in most of our rental properties. Please make sure to ask if the property that has caught your eye accepts pets. Pet Screening Profiles are required for every applicant applying for one of our properties. Pet Screening provides a risk level assessment for each pet profile which is based on the over risk of the pet. Pet Fees are based upon those Paw Score Risk Levels. Regardless of prior consent, we reserve the right to have any pet removed from the property if it is determined that the pet poses a threat to the safety or condition of the property or any people in the property or the community. FERBER TRANSACTIONS LLC DBA FLORIDATCS.COM charges a pet fee each month for each of your pets. The term "pet fee" is simply a fee you will pay for the allowance of your pet to occupy the rental unit with you. Pet fees are charged on a monthly basis and are paid with your property rent. All applications will need at a minimum a vaccination record, no bite incident and meet our minimum requirements. If Animals are accepted an additional deposit will be required; renters insurance will be required throughout lease term (liability is required) – Breed Restrictions: American Pit Bull Terrier, American Staffordshire Terrier, Bull Mastiff, Chow, Doberman, Pit Bull, Presa Canario, Rottweiler, Wolf, Wolf hybrids, any combination mix of the foregoing breeds, and any other breed or type that Landlord deems to have similar characteristics. – Maximum two animals allowed.