

Sterling & Associates Property Management

Standard Pet Policy & Fees

1. **Pet Types Allowed:**
 - **Dogs and cats** only.
 - Exotic animals, large reptiles, and aggressive breeds are typically **prohibited**.
2. **Pet Limits:**
 - **2-pet maximum** is standard.
 - Weight limit of **40–60 lbs per pet**
3. **Breed Restrictions:**
exclude aggressive or insurance-restricted breeds, such as:
 - Pit Bulls
 - Rottweilers
 - German Shepherds
 - Dobermans
 - Chows
 - Wolf hybrids
4. **Pet Fees & Deposits:**
 - **Non-refundable pet fee:** \$400 per pet
5. **Service Animals & ESAs:**
 - Not considered pets—**cannot be restricted** or charged pet fees (per Fair Housing laws).
 - Tenants must provide proper documentation for emotional support animals (ESAs).
6. **Property-Specific Considerations:**
 - Some owners may choose **no pets at all**, especially in higher-end properties or those with extensive hardwood flooring or high HOA restrictions.