



PET RULES AND REGULATIONS

Last Updated 7.15.2025

Applicable to all Rental Properties in South Carolina

1. Pet Screening Requirement

All applicants and tenants must complete a pet profile through [PetScreening.com](https://petscreening.com) regardless of pet ownership status (pet owners, no pets, or assistance animals).

This process ensures all pets and animals are properly documented and screened for behavior, vaccination history, and risk factors.

Approval or denial of pets is based on the screening results and is at the sole discretion of management.

2. Pet Approval Process

No pet is allowed on the premises without written approval from management and submission of a completed PetScreening profile.

Approved pets will be subject to pet fees and pet rent as outlined in the lease or pet addendum. Fees vary by property.

All service and support animals must also be processed through PetScreening for verification and documentation.

3. Permitted Pets

Unless otherwise specified in the lease:

- A maximum of 2 pets per dwelling is permitted.
- Exotic animals, farm animals, and reptiles are not permitted.
- Management may request additional documentation for pet type, size, or behavior as needed

4. Pet Owner Responsibilities

Tenants must:

- Clean up pet waste immediately and properly dispose of it.
- Keep pets leashed and under control in all common areas.
- Prevent pets from causing damage to property, disturbances (e.g., barking), or posing a nuisance to others.
- Ensure all pets are up-to-date on vaccinations, flea control, and licensing (where applicable).
[PetScreening.com](https://petscreening.com) requires documentation verification annually.

- Never leave pets unattended outside.

5. Damages & Liability

The tenant is fully responsible for any damage or injury caused by their pet(s), including damages to landscaping, flooring, doors, walls, or furnishings.

Any damage caused by pets will be repaired at the tenant's expense.

Pet liability insurance is strongly recommended.

6. Right of Access and Inspections

Management reserves the right to inspect the property with proper notice to ensure compliance with pet policies.

Non-compliance may result in fines, removal of the pet, or lease termination.

7. Violations & Consequences

Violations of these rules may result in:

- Written warnings
- Fines
- Removal of unauthorized pets
- Termination of lease