

Exotic Pet Rental Application Checklist

Everything to prepare before you apply for a rental with an exotic pet.

Documentation to Gather

- Photos of your pet's enclosure — clean, secure, and well-maintained
- Recent vet reference or health record (if available)
- Reference letter from a previous landlord, mentioning the pet specifically
- Copies of any required state or city permits for your species
- A one-paragraph written summary of your pet's care routine and containment

Before You Apply

- Confirmed your species is legal in your state
- Confirmed your species is legal in your specific city (not just the state)
- Checked whether the building has any HOA or condo-level pet restrictions
- Called your renters insurance provider to ask about exotic pet coverage
- Prepared your short landlord introduction script (reassure, prove, offer compromise)

During the Landlord Conversation

- Disclosed the pet upfront — before signing, not after moving in
- Offered to share enclosure photos and references proactively
- Proposed a solution if hesitant: higher deposit or signed pet addendum
- Asked directly whether a written pet addendum can be added to the lease

Before You Sign

- Got pet approval in writing — a verbal yes is not enough
- Confirmed the exact pet deposit amount and whether it's refundable
- Re-read the lease's pet clause carefully for species-specific language
- Saved a copy of the signed addendum for your own records

This checklist is a general planning tool, not legal advice. Requirements vary by state, city, and individual landlord — always confirm current rules with your local animal control office before signing a lease.

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