

## Some swanky NYC co-ops require dog 'interviews' - letters of recommendation suggested

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You've presented your sparkling financials, complete with neatly organized piles of bank statements revealing funds for a 20% down payment - and a pile of loot left over. You've showcased your sparkling personality, effortlessly chatting up - and charming - each board member. You've even smartly hidden every single thing about yourself that the board might deem undesirable.

And now, you wait, certain you're a shoe-in for this co-op, positive you'll get approved by the board in record time. But then you get a call that might change it all. The board would like to meet your dog. And guess what? If they don't like him, you just might have to say adios to your dream apartment.

Welcome to the elite world of Manhattan co-ops. While most aren't sticklers about only letting in the perfect pooch, others have tough standards when it comes to pets, including requiring an "interview" of the animal.

**"It's usually the old co-ops on Central Park West, Fifth Avenue and Park Avenue that want to interview the dogs,"** Manhattan certified dog trainer Elena Gretch, told [BrickUnderground.com](#). **"They want to completely control the environment they've created."**

**So, what's a prospective buyer to do if her beloved Fido isn't up for the board test? Lucky for welloff dog owners, there are myriad dog trainers in the city - like Gretch, who has trained dogs before co-op board meetings - to help prep your pooch for the big day.**

What can you expect the co-op board to want from a dog? It depends: From a weight limit (often 25 pounds) to a hyperactivity test (does the dog jump around a lot?), co-op boards have a variety of requirements.

**"Most boards want to know if the dog is friendly. Can they pet it and hold it? Does it bark? And then there's the general temperament issue, such as whether the dog has a history of biting,"** Gretch told [BrickUnderground.com](#).

But sometimes private doggy training isn't enough – and you need to go above and beyond.

Real estate broker Gordon Roberts told the site that owners should prepare a mini-board package that includes the dog's photo, pedigree, size, personality and references. The references, or letters of recommendation, should come from people who know the dog well, like the dog's walker or groomer.

"They should talk about how well-behaved the dog is — things like, 'Great in the elevator with children and other dogs,' and 'Never hear the dog' if it's a direct neighbor," real estate broker Deanna Kory told the site.