

1. General Policy

We understand pets are part of the family and welcome them under the following guidelines. This policy outlines rules, restrictions, and responsibilities regarding pet ownership on the premises.

2. Pet Approval

- Tenants **must obtain written approval** from the landlord **before bringing any pet** onto the property.
- Each pet must be **specifically identified and approved**.
- A **Pet Application Form** and **recent veterinary records** (proof of vaccinations, spay/neuter) must be submitted.
- You will need to complete an online pet profile and pay a non-refundable pet application fee to Pet Screening. To start this profile please visit <https://rpmideal.petscreening.com/>
- A free no pet profile will also be created by residents with no animals on the Pet screening website

3. Permitted Pets

- **Types allowed:** Domestic dogs and cats (other pets request will be reviewed on a case-by-case basis)
- **Maximum number:** 2 pets per home (unless otherwise approved).
- **Breed restrictions** (dogs): Due to insurance requirement, there will be restriction on full and mixed breeds of ;
 - Pit Bull Terrier (includes American Pit Bull, Staffordshire Terrier, and related breeds), Presa Canario, Rottweiler, Shar-pei, Wolf/Dog hybrids, Chow Chow, Husky (including Siberian Husky), Mastiff breeds (including Bullmastiff, Neapolitan Mastiff, etc.), Great Dane, Cane Corso or similar (per insurance requirements).
- **Size limit:** Dogs must not exceed **50 lbs** at full maturity (unless pre-approved).
- Any dog known to have vicious tendencies or known to have previously bitten someone is not permitted
- Dog breeds other than those listed above and cats are considered on a case-by-case basis.
- In the case of questions, the Landlord will make the final determination as to the acceptance of a breed or classification of any animal.

4. Pet Fees, Rent and Additional Security Deposits

- **Additional Security Deposit:** \$499 per pet (added to security deposit and might be refundable at the end of lease)
- **Monthly Pet Rent:** \$49 per pet
- Applicable additional security deposit and ongoing monthly Pet rent is only payable once the Animal have been screened and approved.

5. Tenant Responsibilities

- Pets must be kept **under control and on a leash** in all common areas.
- Tenants are responsible for **immediate cleanup** of pet waste and proper disposal.
- Pets must not cause **disturbance, noise, damage, or odor**.
- Tenant is **fully liable for any damages** caused by the pet to the property, furnishings, or neighbors.
- Pets must be **kept up-to-date on vaccinations** and flea prevention.

6. Prohibited Actions

- No pet sitting, breeding, or commercial activity involving animals is allowed.
- No exotic or wild animals (snakes, reptiles, ferrets, spiders, etc.).
- Unauthorized pets may result in **eviction** and/or **fees per violation**.

7. Policy Violations

Violation of this policy may result in:

- Removal of the pet from the premises
- Lease termination
- Loss of security deposit, and Additional charges for damages and cleaning

8. Assistance Animals

This policy does not apply to verified service animals or emotional support animals (ESAs). Reasonable accommodations will be made in compliance with the Fair Housing Act and Texas Property Code. Documentation may be requested for ESAs. If you have an assistance animal, or ESA you will need to complete an online animal profile. There is no application fee for this process. Please contact our office with any questions.