



PET POLICY

ALL PROSPECTIVE RESIDENCE MUST COMPLETE MANDATORY PET SCREENING

Pet screening can be completed at <https://homelabpm.petscreening.com> and must be completed.

We strive to provide mutual accountability and responsibility for the benefit of all our residents. It's imperative that ALL our residents fully understand and acknowledge our pet and animal-related policies. This ensures we have formalized pet and animal-related policy acknowledgments and more accurate records to create greater mutual accountability.

We use a third-party service, Pet Screening, to ensure all applicants understand how to adhere to the property's pet and animal policies, even if you do not have a pet or animal. All applicants must complete a Pet, No Pet, or Animal Profile.

Please get started by selecting a profile category on our landing page.

Rental Criteria for Animals: Animal policies vary from one homeowner to another. Some Homeowner/Landlords do not permit animals (other than approved service animals) on the property, while others restrict type and/or size of allowable animals. No more than two animals (dogs), under 25lbs, 1yr or older per household are permitted without specific owner approval. On a case-by-case basis, Homeowner/Landlord will allow for Restricted Breed dogs that are all or any portion of mixed with the following breeds:

- | | | |
|------------------------|----------------|--------------------------|
| *Akita | *Rottweiler | *Doberman |
| *American Bulldog | *Bull Terrier | *German Shepherd |
| *Great Dane | *Bullmastiff | *Husky or Siberian Husky |
| *Chow | *Presa Canario | *Pit Bull |
| *Staffordshire Terrier | *Wolf Type Dog | *Combination of Any |

Each approved animal in this list will incur an ADDITIONAL monthly fee of \$25.00 per animal and/or as additional REFUNDABLE Pet Deposit of \$250 per animal.

Residents may be evicted for misrepresenting any of the above type of dog, as well as for being in possession of any poisonous, dangerous, endangered species or otherwise unauthorized animal. The Homeowner/Landlords animal policies are strictly enforced and can be grounds for eviction.

Service Animals: Any requests to allow for certified service animals must be accompanied by documentation and will be reviewed.

Resident Signature: _____

Date: _____

Resident Signature: _____

Date: _____



Homeowner/Landlords require with your application, a picture of each animal that will be on the property. The approval process and final determination of breed will be the responsibility of the Homeowner/Landlord. These determinations are final.

Email a Picture of the Requested Animal to: Christopher@HomeLabPM.com

Homeowner/Landlord may require you to bring the animal(s) to our office in person for final approval

Standard Animal Fees and Deposits (non-breed specific from list above):

Lease Signing: \$25.00 Animal Administration Fee Per Approved Animal due at lease signing.
Monthly: \$25.00 Animal Pet Rent Paid Monthly Per Approved Animal. REFUNDABLE deposit of \$250 per approved pet.

Restricted Breed List Approved Animals: (IN ADDITION TO STANDARD ANIMAL FEES AND DEPOSITS)

Lease Signing:	Additional \$35.00 Animal Administration Fee (Total \$60 Per Pet)
Monthly:	Additional \$25.00 Restricted Breed Fee (Total \$50/Month Per Pet)
Deposit:	Additional \$250 Pet Pet Refundable (Total \$500 Per Pet)

Dog Liability Insurance: All approved restricted breed dogs must comply with the following:

- 1) Purchase Dog Liability Insurance with a minimum coverage of \$100,000 per incident.
- 2) Name Homeowner/Landlord and HomeLab Property Management as "ADDITIONALLY INSURED" on this policy and provide proof.

Recommendations: Conduct a Google Search for "Dog Liability Insurance" online and seek several quotes from insurance providers licensed in Texas for your pet.

This must be completed and presented to your property manager prior to move in.

Additional Pet Charges.

Unauthorized Pet(s) - \$250 Initial Charge then \$50/day

This charge is assessed when an unauthorized pet (including but not limited to any mammal, reptile, bird, fish, rodent, or insect) is found to be on the property, even temporarily without written consent. An assistance animal is not considered a pet.

Resident Signature: _____

Date: _____

Resident Signature: _____

Date: _____



Pet Waste - \$250

At the end of your lease or upon move-out, it is the Resident's responsibility to ensure that all pet waste is removed from the property. Failure to do so will result in a cleaning and disposal fee of \$250, which will be deducted from the security deposit or charged directly to the resident. This fee covers the labor and materials required to properly clean and sanitize the affected areas, ensuring the property is left in a clean and sanitary condition for the next occupants.

Pet Damages – Costs Variable

As a resident, you are responsible for ensuring that your pets do not cause damage to any part of the residence. Charges will be assessed for any damages caused by any pets, including but not limited to the following:

1. Landscaping and Grounds

- **Digging and Landscape Destruction**
 - Residents will be charged for the cost of repairing holes, damaged plants, and any other landscape destruction caused by pets.
 - **Typical Charges:**
 - Minor repairs (small holes, few damaged plants): \$250-\$1000
 - Major repairs (large holes, extensive plant damage): \$300-\$2500+
- **Grass Wear and Tear**
 - Areas of grass worn down by pets will be reseeded or re-sodded at the resident's expense.
 - **Typical Charges:**
 - Small patches: \$150-\$1000
 - Large patches/full yard: \$500-\$3500+

2. Exterior Home Damage

- **Fence Damage**
 - Scratches, chips, and marks on the fence caused by pets will require repair or repainting.
 - **Typical Charges:**
 - Minor repairs (small scratches/chips): \$100-350
 - Major repairs (large and/or deep scratches, requires repainting): \$500-\$1500+
- **Damage to Exterior Portions of the Home**
 - Any damage to siding, doors, windows, or other exterior features caused by pets.
 - **Typical Charges:**
 - Minor repairs (small marks or scratches): \$100-\$500
 - Major repairs (deep scratches, chips, significant marks, repainting): \$500-\$5000+

Resident Signature: _____

Date: _____

Resident Signature: _____

Date: _____



3. Interior Damage

- **Flooring**
 - Scratches, stains, or other damage to carpets, hardwood, tile, or other flooring types.
 - **Typical Charges:**
 - Minor repairs (small scratches, stains, and/or damage): \$250-\$500
 - Major repairs (deep scratches, extensive stains, or replacement): \$1000-\$3000+
- **Walls and Doors**
 - Scratches, marks, or damage to walls, baseboards, and doors.
 - **Typical Charges:**
 - Minor repairs (small scratches or marks): \$50-\$350
 - Major repairs (deep scratches, holes, repainting): \$350-\$1500+
- **Furniture and Fixtures**
 - Damage to any provided furniture or fixtures within the property.
 - **Typical Charges:**
 - Minor repairs \$150-\$500
 - Major repairs (significant damage or replacement): \$500-\$1000+

Resident Responsibility

It is the sole responsibility of the resident to maintain the condition of the home and property, ensuring that pets do not cause any damage. Regular monitoring and maintenance are essential to prevent and address any issues promptly.

Acknowledgment

By signing below, the resident acknowledges and agrees to the following:

- Any pet-related damage to the residence will be repaired at the resident's expense.
- The resident is responsible for maintaining the condition of the home and property.
- Charges for repairs will be assessed based on the extent of the damage and subject to change with no limits.
- Charges can be assessed at any time damage is discovered. This includes during any and all HomeLab Property Managements inspections conducted during occupancy.

Resident Signature: _____

Date: _____

Resident Signature: _____

Date: _____