



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 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.

Tenants 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.

Resident Signature: _____

Date: _____

Resident Signature: _____

Date: _____



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

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. 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 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.

Resident Signature: _____

Date: _____

Resident Signature: _____

Date: _____