Pet Policy

1. **2 Pet maximum, unless authorized by Owner** ***initial*** _____
    a. Small breed (24lbs. full grown and under) $350.00 Pet Deposit for each pet
        i. $15 monthly pet rent for each pet
        ii. $150 Pet Admin Fee
    b. Medium to Large breeds (25 lbs. full grown and over) $500.00 Pet Deposit for each pet
        i. $25 monthly pet rent
        ii. $150 Pet Admin Fee
    c. Other animals, such as birds, hamsters, etc., must be appropriately caged
    d. No reptiles allowed
2. **We do a pet inspection twice a year and you will be charged $50 fee at the time of each inspection.**
   ALL PETS MUST BE REGISTERED

3. **Photo ID required for each pet and records of vaccinations** ***initial*** _____
    a. Photos can be submitted electronically or hard copy
    b. All pets must have the required shots, licenses and tags including name tag – provide documentation to our office.
        i. The state of Texas requires that dogs and cats be vaccinated against rabies by 4 months of age and on a 1 year or 3-year basis thereafter depending on the type of vaccine used

4. **Upkeep of accidents or damages** ***initial*** _____
    a. The tenant is responsible for cleaning up any "accidents" or making repairs that their pet(s) causes inside or outside of the property. The tenant is to pay for any damages their animal has caused.
    b. Tenant may lose a portion or all of their pet deposit when accidents/damages are assessed at move out

5. **Violation** ***initial*** _____
    a. If any part of the pet agreement is violated, or the pet becomes a nuisance or a hazard to others the property management will require the pet to be removed. If the pet is not removed this can cause termination of tenancy. If the pet is removed, this will have no effect on the validity of the signed lease agreement. Fines may be assessed for the violation per the lease.

6. **Breeds not allowed or anything mixed with these breeds** ***initial*** _____
    a. Caucasian Ovchark
    b. Pitbull/American Bully
    c. German Shepherd
    d. Rottweiler
    e. Alaskan Malamute
    f. Husky
    g. Doberman Pinscher
    h. Chow Chow
    i. Wolf Hybrid
    j. Akita Inu
    k. Perro De Presa Canario
    l. Fila Brasileiro
    m. American Bulldog
    n. Staffordshire

Tenant Signature_____ Date_____
Tenant Signature_____ Date_____