

RENTAL CRITERIA FOR ANIMALS/PETS

Policies on domestic pets vary from home to home. Certain owners do not permit pets, while other owners may permit pets. (Service animals and ESAs, are not classified as pets and are exempt from certain requirements.) Please check the website or call the office to determine the pet policy for the home for which you are applying. If you have a pet(s) there is an additional per pet application charge which is administered by a third-party pet screening vendor. **A picture of the pet specified in the pet agreement is required prior to approval.**

Standard Pet Policy:

1. All applicants are required to submit a pet profile through a third-party screening vendor as part of our rental application process.
 - There is an option for “NO-PETS” for applicants who do not have a pet.
 - Rental applicants with household pets or service/companion/assistive animals are required to submit a per pet application through a third-party pet screening vendor as part of our rental application process.

PetScreening Link: <https://greatplacetexas.petscreening.com/>

2. Dog(s) must be at least 1 year old and weigh 35 pounds or less. No puppies are allowed.
3. A total of two (2) pets are permitted. All pets must have verifiable proof of current vaccinations.
4. A refundable pet deposit of \$300.00 is required for each pet, upon execution of the lease.
5. We charge a monthly Pet Administrative Fee of \$15 - \$25 per pet based solely on the FIDO Risk Score assessed through Petscreening.com. These fees are due monthly with rent and are not refundable. Monthly Pet Administrative Fees are determined as follows:
 - a. 5 paw is \$15
 - b. 4 paw is \$20
 - c. 3 paw is \$25
 - d. Any pet with a PetScreening.com FIDO paw score below a 3 is not approved/allowed.
6. No cats, birds, ferrets, reptiles, or rodents of any kind are permitted as pets. Fish tanks and aquariums greater than 10 gallon capacity are not permitted.
7. Pet policies are strictly enforced, and any breach will be grounds for termination of your lease.
8. Tenants will be evicted for misrepresenting their pets or for the possession of poisonous, dangerous, or illegal pets, or endangered species.

Due to Landlord Insurance Requirements The List Below Includes But Is Not Limited to the Following Restricted Dog Breeds:

Dogs that are either mixed or purebreds of the following are restricted:

- Akita
- Alaskan Malamute
- American Bull Dog
- Basenji
- Beauceron
- Belgian Malinois
- Caucasian Ovcharka / Mountain Dog
- Chow Chow
- Dalmatian
- Doberman
- Dogo Argentino
- German Shepherd
- Great Dane
- Gull Dong
- Husky
- Keeshond
- Malamute
- Mastiff (Including)
 - Argentinian Mastiff
 - Bullmastiff
 - Neapolitan Mastiff
 - Pyrenean Mastiff
 - Tibetan Mastiff
- Pit Bull (Including)
 - American Staffordshire Terrier
 - American Pit Bull Terrier
 - Staffordshire Bull Terrier
 - Amu or any
- Presa Canario
- Rhodesian Ridgeback
- Rottweiler
- Finish Spitz
- Saint Bernard
- Shar Pei
- Wolf-Dog Hybrid