



Rental Criteria for Pets

Policies on domestic pets vary from property to property. Certain owners do not permit any pets while other owners may permit only a specific pet type. Please refer to the MLS listing for the property for which you are applying. If multiple pets are allowed most owners allow a maximum of two pets per property. The following guidelines apply:

1. If the property owner is allowing pets under the age of 24 months, additional pet deposit funds will be required
2. All pets must be licensed and current on vaccinations. (Proof of vaccinations is required for owner approval prior to application(s) being processed).
3. Non-Insurable dog breeds will not be accepted. Please see below for the list of dog breeds not accepted.
4. No Aquariums larger than 10 gallons allowed.
5. No ferrets, reptiles, or rodents of any kind are permitted as pets.
6. All birds must be confined in cages and not allowed to reside outside of their cage.
7. A pet deposit is required for each pet. A minimum \$400 pet deposit is required for each medium pet (under 35 pounds full grown); a minimum \$500 pet deposit is required for each pet over 35 pounds full grown.
8. Half of the pet deposit is non-refundable.
9. Regarding Service/Support animals, there is a difference between an ESA (Emotional Support Animal) and a Service Animal under the ADA (American Disability Act). An ADA qualified Service Animal will not be charged a pet deposit, and would not be the reason for denying an application, nor would an ADA qualified Service Animal be removed from the property. A qualified Emotional Support Animal will not be charged a pet deposit nor be the reason for denying an application, however if an ESA animal becomes a disturbance or nuisance it can be removed from the property. The applicant understands that for either an ESA or a Service Animal the following applies: "If a public entity normally charges individuals for the damage they cause, an individual with a disability may be charged for damage caused by his or her service animal" [(§ 35.136(h)).
 - a. Only trained dogs who do work or perform tasks other than emotional support, companionship, etc., are covered under ADA. See 28 C.F.R. §§ 35.104, 36.104
 - b. **For an ESA, applicant must provide a letter from their physician or psychiatrist in the state of their most recent residential location stating their animal is their ESA and is required for the active treatment of a diagnosed and current mental health disorder. The document must be on the medical**

INITIAL _____

DATE _____



professional's letterhead, signed and dated with a date not older than 1 year from the time applicant is applying.

- c. A Service Animal under the ADA is a dog that has been individually trained to do work or perform tasks for an individual with a disability. The task(s) performed by the dog must be directly related to the person's disability [Section 504 means section 504 of the Rehabilitation Act of 1973 (Pub. L. 93-112, 87 Stat. 394 (29 U.S.C. 794)]. **Applicant *may* be required to provide a letter from a Medical Professional (physician, psychiatrist, social worker, or other mental health professional) stating the animal provides assistance with an existing disability if the disability or the needed task is not readily apparent.** The type of disability is not to be disclosed and the task that animal assists with is not to be demonstrated, the letter will be sufficient (HUD pg 3-4, FHEO Notice: FHEO-2013-01).
- d. Applicants found to be fraudulently misrepresenting their pet as an ESA animal are breaking state and federal law and will be reported to the proper authorities. Tenants found to be fraudulently misrepresenting their pet as an ESA animal will be required to pay the current pet deposit based on the weight of their pet and the \$10 per day for the length of duration the pet was found to be posing as an ESA. **Misrepresentation of a service animal in the state of Texas is a misdemeanor and carries a punishment of a fine of \$300 and 30 hours of community service. We know and follow the law and encourage you to do the same.**

INITIAL _____

DATE _____



Animal/Pet Qualifications

Non-Insurable Dog Breeds NOT Allowed. Non-Insurable Breeds includes, but is not limited to, the following:

- Akita – including Japanese and Akita Inu
- American Bull Dog
- Bernese – including Mountain Dog, Berner Senehund, AND Bernese Cattle Dog
- Bull Terrier
- Chow Chow
- Doberman Pinscher
- Husky – including American, Eskimo and Greenland (*Siberian Huskies are allowed*)
- Malamute
- Mastiffs – including Anatolian Shepherd, Dogue de Bordeaux, Neapolitan, Tibetan, English, Spanish, and Bullmastiff
- Pit Bull
- Presa Canario
- Rottweiler
- Staffordshire Bull Terrier
- Wolf Hybrids

This is a list of breeds that insurance companies will not allow, which includes pure bred dogs and mixes of listed breeds above. If the insurance company completes a property inspection and finds one of the above listed dogs being kept at the property the Home Owner's insurance company may drop their coverage.

No pets over 65 pounds permitted (*unless pre-approved by property owner*).

No puppies or kittens allowed (*Animals must be at least 6 months old; unless pre-approved by property owner*).

For dog owners, please note, excessive barking is considered a "public nuisance" and you can be fined by the HOA or Police Department if not controlled

Per Animal Addendum, if an unauthorized pet is found on the property, we reserve the right to remove the pet at your expense. **Fines/Fees and Pet Deposits WILL apply** (*see Lease*).

Copy of most recent vet record is required for each pet.

Recent photo of your pet(s) is required with this document.

INITIAL _____

DATE _____



Pet Name: _____

Pet Name: _____

Breed: _____

Breed: _____

Color: _____

Color: _____

Weight: _____

Weight: _____

Age/DOB: _____

Age/DOB: _____

Chip ID: _____

Chip ID: _____

Vet and Contact
Number: _____

Vet and Contact
Number: _____

Date of Last
Vaccination: _____

Date of Last
Vaccination: _____

Rabbies Tag #: _____

Rabbies Tag #: _____

Please Check Each That Apply:

Indoor Outdoor

Kennel Trained

House Broken

Please Check Each That Apply:

Indoor Outdoor

Kennel Trained

House Broken

SIGN AND DATE _____

SIGN AND DATE _____

SIGN AND DATE _____

SIGN AND DATE _____

