

Property Management Services of Texas, Inc.

MLS PET DOCUMENT

PETS

All tenants must sign a pet agreement, even non-pet owners.

Approved pets may include, but are not limited to dogs, cats, birds, fish tanks, reptiles, insects, arachnids, pot-bellied pigs, and rodents. Some property Owners do not allow pets; others have restrictions. **Tenants must bring pet(s) to the office for an interview and photograph.** Please see the Unacceptable Dog Breed List below.

1. Only tenants' pets specified in the pet agreement are allowed on the property at any time.
2. Property Management Services of Texas may deny any pet they deem unfit to reside on a property.
3. Tenant must provide proof renters insurance covering any liability of pet(s) listed in pet agreement and name Property Management Services of Texas as additionally insured.
4. Tenant must provide a complete veterinary medical history (including immunizations).
5. Male cat(s) must be neutered.
6. Pets such as birds, reptiles, insects, and rodents must be appropriately caged at all times.
7. Tenant agrees the pet will not be allowed off the premises unless under the complete control of a responsible human companion and on a hand held leash or in a pet carrier.
8. Dogs less than one (1) year old are not allowed in any property.
9. Tenant will notify Property Management Service of Texas if pet has offspring & will remove offspring from the property within eight (8) weeks.
10. Pet deposits vary and begin at \$300.00 per pet with a maximum of two (2) pets per property.

Up to 30 = \$300; Up to 50 = \$400; Up to 75 = \$500; Up to 100 = \$600; Up to 125 = \$700; Up to 150 = \$800;
Over 150 = \$900+

FISH TANKS

Fish tanks must adhere to the pet policy.

1. Residents shall be responsible for all damage caused by leakage or breakage from any fish tank.
2. Resident shall provide proof of adequate insurance naming Property Management Services of Texas as additionally insured if aquarium is twenty (20) gallons or more.
3. Fish tanks are subject to a pet deposit beginning at \$300.00 per tank.

20 Gallons or Less = \$0; Up to 50 Gallons = \$300; Up to 75 Gallons = \$400; Up to 100 Gallons = \$500;
Up to 125 Gallons = \$600; Up to 150 Gallons = \$700; Up to 175 Gallons = \$800; Up to 200 Gallons = \$900;
Over 200 Gallons = \$1000+

LIABILITY

No aggressive or mixed aggressive breed dogs. Dogs will be rejected if they are fully or partially of the following breeds, or appear to be of the following breeds:

Akita, American Bulldog, Bullmastiff or Mastiff, Chow, Doberman, German Shepherd, Husky, Presa Canario, Pit Bull, Siberian Husky, Staffordshire Bull Terrier, American Staffordshire Terrier, "Wolf Dog", Bull Terrier, Pit Bull Terrier, Rottweiler, Boerboel, Dogue De Bordeaux, Cane Corso, Tosa Inu, Dogo Argentino, Bandog, any of the Russian Shepherds, and any combination/mix breed of these.

*Please note, this is not a list Property Management Services of Texas created, this is what our Property Owner's Home Owner's Insurance Companies will not allow. If they do a property inspection and find that a tenant has one of the above listed dogs, the Home Owner's Insurance will drop them immediately.
Thank you for your cooperation in this matter.

**For any pets that do not fall under the above guidelines, please call the office to clarify.

***Property Management Services of Texas reserves the right to amend pet agreement rules by giving tenants reasonable notice.

Tenant/Applicant Signature Date

Management Signature Date