



Pet Policy

The purpose 1st Quality Property Management, LLC's pet policy is to provide the greatest safety to our tenants while also protecting the property owner's investment. Our pet policy is strictly enforced, and any breach will be grounds for termination of your lease agreement at tenant's expense. Please call our office concerning your pet and any property that you are interested in.

WE HAVE THE RIGHT TO REFUSE ANY PET ON ANY PROPERTY.

We allow pets on selective properties at our discretion, with a 2 pet per property limit. For selective properties that accept pets, these pets may include, but are not limited to dogs, cats, hamsters, gerbils, ferrets, reptiles, birds, and fish. We require that all dogs be at least 2 years of age and cannot be aggressive breeds (See below for more detail). Tenants cannot possess any poisonous, dangerous, endangered species or otherwise illegal pets.

There is a maximum weight limit of 75 lbs. for large breed dogs. Large animals can cause damage to a property and precautions must be taken to prevent potential damage to floors, baseboards, drywall, doors, blinds, siding etc. Animals in apartment homes will have a maximum weight limit of 20lbs.

Aggressive dog breeds are not allowed. Some of these aggressive breeds include, but are not limited to – Alaskan Malamutes, Akita, American Bulldog, Cane Corsos, Chow Chow, Doberman Pinscher, Dogo Argentino, German Shepard, Great Dane, Great Pyrenees, Husky, Mastiff, Malamute, Presa Canario, Pit Bull, Rottweiler, Saint Bernard, Siberian Huskies, Staffordshire Terrier, Wolf hybrid (Regardless of size), any dog mixed with the listed aggressive dog breeds, and any dog that has a propensity for vicious behavior. Tenants will be evicted for misrepresenting any of the above type of dog. Please contact our office for a complete list of aggressive dog breeds that are not allowed.

Pet fees. Approved pets require a paid \$300 non-refundable fee per pet. Pet fee will be based on weight of the expected weight of the pet when fully grown (If currently a puppy). For fish tanks, pet fees are \$50 non-refundable for any fish, reptiles, gerbils, hamsters, etc. tank that is 15 gallons or under. The pet fee for any fish tank over 15 gallons is \$300 and is non-refundable.

Violation fees for illegal pet(s). An illegal pet is any animal on the property that is not specified in a signed pet agreement. If a tenant is found in possession of an illegal pet, the tenant will immediately remove the pet and be charged a pet violation fee of \$100 (Per illegal pet) for the first day and \$10 each day thereafter until the pet is removed and this has been verified by a member of the 1st Quality Property Management, LLC staff. Tenants can be evicted if in possession of any poisonous, dangerous, endangered pets, or misrepresenting any of the above

types of aggressive dog breeds. Our pet policies are strictly enforced, and any breach will be grounds for termination of the tenant's lease agreement at tenant's expense.

Service and support animals. Federal law protects all service animals and emotional support animals. These animals are exempt from all limits and pet fees and/or deposits. The tenant is required to provide proper documentation for the service animal and sign a pet agreement prior to the animal being introduced to the rental home and on a selective property. Our office staff can assist you if you have any further questions.

Approval Process. The following conditions must be followed before we allow a pet to be approved and introduced to your rental home and on a selective property:

- A pet is defined and agreed to as any animal allowed on the property by the owner, regardless of the animal's origin, ownership, or length of stay (Example as - a guest of the tenant visiting with an animal will be construed as a pet of the tenant).
- We will verify that the proposed pet is not an aggressive breed, poisonous, dangerous, endangered species, or otherwise illegal pet.
- We require a picture of each proposed pet and require you to bring the pet to our office for approval. Coordinate with 1st Quality Property Management, LLC staff for a picture to be taken of the pet and maintained on file. We can photograph the pet in your car.
- When applying for approval of a proposed pet, bring a copy of records from a veterinarian verifying the breed and that all vaccinations are up to date, which are required for any canine or feline pet. Note - local government entities may have additional requirements and tenants are encouraged to understand and comply with all requirements for their selected property address.
- A non-refundable liability pet fee of \$300 per pet is required when applying for approval of a proposed pet and must be paid prior to having a pet (Any animal) on the property. Pet fee will be based on weight of the pet (Expected weight when fully grown if currently a puppy). For fish tanks, pet fees are \$50 non-refundable for any fish/reptiles/gerbils/hamsters/etc. tank that is 15 gallons or under. The pet fee for any fish tank that is over 15 gallons is \$300 non-refundable.
- The pet deposit must be paid and an animal agreement signed BY BOTH PARTIES prior to any animal being brought onto any property.
- You must show proof of renter's insurance to cover your proposed pet's breed.
- Fish tanks exceeding 50 gallons require property owner approval & proof of insurance.
- Only 2 pets per property maximum limit for selective properties that accept pets.
- Dogs must be at least 2 years of age.
- The maximum weight limit of 75 lbs. for large breed dogs. Animals in apartment homes will have a maximum weight limit of 20lbs.
- The proposed pet must be either spayed or neutered.
- The tenant is responsible for the immediate clean-up of pet waste.

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