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HomeLab Property Management
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HOMELAB PROPERTY MANAGEMENT · RESIDENT RESOURCES

Pet Policy & Animal Addendum

How HomeLab screens, approves, and manages pets and assistance animals. The signed addendum version is part of every lease.

WEBSITE EDITION · VERSION 4.0 · OCTOBER 2026 · POSTED AT HOMELABPM.COM/RESIDENTS

Every applicant and resident completes a PetScreening profile (Household Pet, Assistance Animal, or No Pet) so that all residents understand and acknowledge the animal rules of the home, whether or not they have an animal.

01 SCREENING AND APPLICATIONS

If a Resident has an animal of any kind (a pet, an emotional support animal, or a service animal), a PetScreening profile must be submitted and approved before the animal is allowed on the Premises. Profiles are completed at homelabpm.petscreening.com and must be completed before move-in or the lease start date, whichever is earlier.

If a Resident's guest, visitor, or anyone else wishes to bring an animal onto the Premises, an animal visit request must be submitted through PetScreening and approved in writing first.

PetScreening charges the applicant a profile fee for household pets at the rate it publishes at the time of application; No Pet and Assistance Animal profiles carry no fee. Profiles are renewed on the schedule PetScreening sets, and a new profile is required to add or change any animal.

02 PET FEES (FIDO SCORE SCHEDULE)

Pet charges are determined by each animal's FIDO Score, the 0-to-5-paw risk rating generated by its PetScreening profile from breed, age, weight, sex and spay or neuter status, bite history, vaccination records, and owner care. Every amount below is per animal, applies equally to the first and each additional animal, and is confirmed by HomeLab in the approval letter.

FIDO Score	Monthly pet fee	One-time non-refundable pet fee	Status
5 paws	$25	$250	Approved
4 paws	$30	$300	Approved
3 paws	$35	$350	Approved

2 paws	$45	$450	Leasing review
1 paw (restricted breeds)	$50	$500	Owner approval and dog liability insurance (Section 05)
0 paws	Not accepted	Not accepted	Declined

- **Non-refundable fee:** The one-time pet fee is consideration for the privilege of keeping an animal in the home and is earned when the animal is approved. It is not a security deposit under Texas Property Code Section 92.102, is not held in trust, is not applied to damage or any other charge, and is not refundable for any reason, including removal of the animal or early termination of the Lease.
- **Monthly pet fee:** billed with rent each month for the full lease term and every renewal while the animal is on the Lease. Removal of an animal mid-lease does not pause or end the fee for that month.
- **Score changes:** A FIDO Score is set when the profile is approved. If the Resident later improves the profile (for example, proof of spay or neuter or updated vaccinations), the band is reviewed at the next renewal; fees already paid are not refunded.
- **Profile fee:** paid by the applicant directly to PetScreening; HomeLab does not collect it.
- **Damage:** damage beyond normal wear and tear caused by any animal is the Resident's responsibility under Section 11 and is secured by the security deposit like any other damage; the pet fees do not reduce that responsibility.

03 PET RESTRICTIONS

Some properties allow certain pets and others do not. For properties that allow pets, the following base guidelines apply; restrictions vary by property and special approvals are available on request.

1. No more than 2 pets (dogs) are allowed.
2. Pets must be under 40 pounds each.
3. Pets must be at least 1 year old.
4. A current rabies vaccination is required.
5. Case by case, the Owner may allow pets that do not meet these conditions with written special approval.
6. Case by case, the Owner may allow restricted-breed dogs, meaning any dog that is all or any portion Akita, Alaskan Malamute, American Bulldog, American Bully, Belgian Malinois, Boerboel, Bull Terrier, Bullmastiff, Cane Corso, Chow Chow, Doberman, Dogo Argentino, Fila Brasileiro,

German Shepherd, Great Dane, Husky (Siberian or Alaskan), Mastiff (English, Neapolitan, Tibetan, or Pyrenean), Pit Bull, Presa Canario, Rottweiler, Staffordshire Terrier (American or Bull), Tosa, or wolf-type dog or wolf hybrid, subject to the 1-paw amounts in Section 02 and the liability insurance in Section 05. Boxers, Rhodesian Ridgebacks, St. Bernards, Giant Schnauzers, and Dutch Shepherds are not restricted but receive a closer review. These lists follow the breeds most landlord insurance carriers exclude or surcharge and may be updated as carrier requirements change. Breed restrictions never apply to validated assistance animals.

04 CAT STANDARD

Cats are approved and priced under the same FIDO Score schedule in Section 02. PetScreening scores a cat on age, sex and spay or neuter status, vaccination records, and owner care; the breed and weight limits in Section 03 do not apply to cats. In addition, HomeLab applies the following standard to every cat:

1. Spayed or neutered, with veterinary proof in the PetScreening profile.
2. At least 12 months old.
3. Indoor-only and litter-trained, with a waterproof litter box kept in a non-carpeted area.
4. Current rabies and FVRCP (feline distemper) vaccinations.
5. No more than 2 cats unless the Owner approves more in writing.

A cat that is intact or under 12 months at approval is priced one band lower than its FIDO Score (never below 1 paw) until proof of spay or neuter or age is added to the profile, and the band is updated at the next renewal. Declawing is neither required nor rewarded and does not change a cat's band. Scratching, odor, and litter damage are charged under Section 11 like any other damage.

05 DOG LIABILITY INSURANCE

Every approved restricted-breed dog requires dog liability insurance with minimum coverage of $100,000 per incident, naming the Owner and HomeLab Property Management as additional insured, with proof provided before keys are released and at each renewal. Seek quotes from insurers licensed in Texas.

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06 SPECIFIC ANIMAL RULES

1. The animal must wear a current rabies tag and a tag bearing the owner's name and phone number. Residents follow all local, city, and state ordinances and health requirements, including vaccination.
2. Animals are never chained or tied to the exterior of the building, trees, banisters, poles, ground stakes, or vehicles, and no dog runs or kennels are installed without written pre-approval. Violation: $100.
3. Residents clean up and dispose of animal waste immediately, carry bags when walking animals, and pick up solid waste daily in private yards. Violation: $250.
4. Litter boxes are waterproof, never placed directly on carpet, changed regularly, and bagged to an outdoor trash can, never flushed.
5. Animals may not make excessive noise or engage in threatening conduct. Residents remedy neighbor complaints immediately.
6. Residents notify HomeLab immediately of any injury or property damage caused by an animal, and pay promptly for any damage attributed to an animal.
7. Any additional animal or change to an animal requires a new PetScreening profile and written approval.
8. Animals are not left unattended outside and are not allowed on landscaping unless approved in writing. Outside-only pets are not allowed.
9. Residents are responsible for lawn and landscaping damage caused by animals, including urine burns and high-traffic wear.
10. Residents are responsible for odors, including urine and dander, and for enzyme treatment or flooring sealant at move-out as HomeLab determines necessary.
11. A minimum $250 flea and parasite treatment may be assessed for any Premises that housed an animal.
12. Animal visitation is limited to approved service animals through the visit request process.
13. Animals are restrained or removed to allow entry by HomeLab, the Owner, or vendors. Failure: $75; a second failure may require removal of the animal from the lease and may result in termination.
14. HomeLab keeps a record of each animal's breed, size, age, sex, spay or neuter status, name, and photographs.

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15. Residents allow periodic inspection of the yard and home; if animal damage is found, the Resident removes the animal and pays all associated costs immediately.
16. No animal other than those approved and photographed on the profile is permitted, including pet sitting of any kind, without written permission.
17. Changing animals without written authorization: $250 per animal found, plus $50 per day the animal remains.
18. No animal breeding on the Premises.
19. Reasonable changes to these rules may be made with written notice.
20. Animals, especially male dogs, are kept away from air-conditioning equipment; residents repair or replace units showing urine damage.
21. Outdoor kennels, runs, enclosures, or structures to house animals are not authorized without written approval.

07 WASTE MANAGEMENT

Dogs use the designated relief area and all feces are picked up, bagged, and placed in an outdoor trash can. Cats use a waterproof litter box in a non-carpeted area, changed regularly, with litter bagged to an outdoor trash can and never flushed. All waste is handled immediately so it is neither seen nor smelled inside or outside the Premises.

08 VIOLATIONS

If a Resident, guest, or occupant violates any part of this Addendum, upon written notice the animal must be permanently removed within the time stated in the notice, or the violation is a material breach of the Lease with every remedy the Lease and Texas law allow.

09 ANIMAL DEFINITIONS

- Service animal: a dog individually trained to do work or perform tasks for a person with a disability.
- Emotional support animal: an animal that provides therapeutic emotional support for a person with a disability; also called an assistance or support animal.
- Pet: any animal that is not a service animal or emotional support animal. Assistance animals are not pets.

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10 ADDING AN ANIMAL DURING THE LEASE

Any animal a Resident, guest, or occupant wishes to bring onto the Premises requires a PetScreening profile and a written approval letter before the animal arrives. Any unauthorized animal on the Premises results in a $250 charge; unauthorized-pet charges do not apply to validated assistance animals. Profile categories are Household Pet, Service Animal, Emotional Support Animal, and Animal Visit.

For a validated service or emotional support animal, pet fees are waived. The Resident remains responsible for all damage caused by the animal and for every care, control, and cleanliness rule in this Addendum. Reliable documentation of the need for an assistance animal may be requested where the disability or need is not apparent, consistent with federal guidance.

> **TEXAS LAW** Under Texas Human Resources Code Section 121.006, misrepresenting an animal as an assistance animal is a misdemeanor punishable by a fine of up to $300 and 30 hours of community service.

Before any animal is approved, the following are required through the profile: veterinary records showing rabies, parasite, and other vaccines; the animal information and behavior questionnaire; for an emotional support animal, the supporting letter from a licensed health professional; and for a service animal, the information permitted to be requested.

11 LIABILITY FOR DAMAGES, INJURIES, AND CLEANING

Residents are responsible for all costs to remedy damage caused by any animal, including assistance animals, allowed onto the Premises by a Resident, guest, or occupant: cleaning, flea treatment, deodorizing, painting, and repair of every interior and exterior element, including carpet, walls, cabinets, doors, windows, blinds, screens, flooring, trim, appliances, landscaping, electrical, and air-conditioning equipment. Items that cannot be restored are replaced at the Resident's cost, due on demand. Residents are strictly responsible for all costs, reparations, and legal fees for injury or damage to any person or property, and indemnify the Owner and HomeLab Property Management against every claim, liability, or loss connected with the animal.

12 ANIMAL COMPLAINTS

Residents must immediately and permanently remove any animal from the Premises upon a reasonable complaint, including noise, waste, aggressive behavior, or odor. HomeLab determines in its reasonable discretion whether an animal has disturbed others and handles complaints in compliance with state and federal law.

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13 REMOVAL OF AN ANIMAL

HomeLab may enter and remove an animal within 24 hours after leaving written notice in a conspicuous place if, in its reasonable judgment, the Resident has abandoned the animal, left it in the home for an extended period without reasonable care, or failed to care for a sick animal. Removal follows the Lease procedures; the animal may be turned over to a humane society or local authority and is returned on request if still in HomeLab's care. HomeLab holds no lien on the animal, but the Resident pays reasonable care and kenneling charges. An animal not picked up within five days of removal is considered abandoned.

> **NEXT STEP** Ready to apply or add an animal? Start your PetScreening profile at homelabpm.petscreening.com. Questions: Team@HomeLabPM.com or 210-361-9511.